



THE A-TEAM

RE/MAX FIRST

3223 83 Street #167, Calgary T2B 5N2

MLS® #: A2180340 Area: Greenwood/Greenbriar Listing Date: 11/21/24 List Price: \$180,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1972
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: 1,172
Low Sqft:
Ttl Sqft: 1,172

DOM

30
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Single Wide Mobile Home

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Carport, Off Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat:
Kitchen Appl: Dishwasher, Electric Oven, Refrigerator, Washer/Dryer
Int Feat:
Utilities:

Construction:
Flooring: Vinyl
Water Source:
Fnd/Bsmt:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Storage, 3pc Ensuite bath, Bedroom, Other, Dining Room, Entrance.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom - Primary, 4pc Bathroom, Laundry, Kitchen With Eating Area, Kitchen, Living Room.

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Welcome to this charming and well-maintained 3-bedroom, 2-bathroom mobile home, nestled on a peaceful lot in the desirable Greenwood Village community. This older mobile home has been lovingly cared for and offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the numerous windows. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with 4 appliances, offering a modern touch, and provides ample storage and counter space for all your culinary needs. The bedrooms are cozy and comfortable, the primary bedroom providing plenty of room for relaxation. The well-maintained bathrooms serves the home with style and functionality. Recent updates include a newer hot water tank, newer furnace, and a newer washer/dryer (stackable) ensuring that the home is not only charming but also energy-efficient. Outside, you'll find a lovely deck and patio, perfect for enjoying your morning coffee or hosting outdoor gatherings. The carport/driveway adds extra convenience for parking and accessibility. Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life. Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with all the modern upgrades you need. Schedule a viewing today and make this delightful property your new home!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











