

**3223 83 Street #489, Calgary T3B 5P4**

MLS® #: **A2183053** Area: **Greenwood/Greenbriar** Listing Date: **12/12/24** List Price: **\$124,900**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**  
 Sub Type: **Mobile**  
 City/Town: **Calgary**  
 Year Built: **1991**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,252**  
 Low Sqft:  
 Ttl Sqft: **1,252**

DOM

**41**  
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: **Asphalt,Front Drive,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat:

Construction:  
 Flooring: **Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat:  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>7`2" x 15`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 17`2"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>7`8" x 5`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 20`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`11" x 8`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 11`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`10" x 6`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`6" x 13`2"</b>			

Legal/Tax/Financial

Title:  
 Legal Desc: Zoning:

Remarks

Pub Rmks: **Nicely updated Mobile Home in a Great Community. Close access to shopping, parks, play grounds, and restaurants. Spacious open floor plan and generous sized bedrooms. Newer appliances, roof, and fresh paint make this home move-in ready! Monthly lot fees include water, sewer, and garbage removal. Book your viewing appointment today....You won't be disappointed!**

Inclusions: **Electric Fireplace, BBQ**

Property Listed By: **Century 21 Bravo Realty**

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







