



THE A-TEAM

RE/MAX FIRST

3223 83 Street #360, Calgary T3B 5N2

MLS® #: A2184696 Area: Greenwood/Greenbriar Listing Date: 12/30/24 List Price: \$80,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1977
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 891
Low Sqft:
Ttl Sqft: 891

DOM 23
Layout
Beds: 2 (2)
Baths: 1.5 (1 1)
Style: Single Wide Mobile Home
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Carport

Utilities and Features

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

Construction: Asphalt
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt: Piling(s)

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator
Int Feat: Laminated Counters, Storage
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Living Room, Kitchen, Furnace/Utility Room, 4pc Bathroom, and Bedroom - Primary.

Table with 3 columns: Room, Level, Dimensions. Rows include 2pc Bathroom, Dining Room, Entrance, Laundry, Mud Room, and Other.

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks: **Parade of open houses January 11, 12-2 pm Welcome to your next project in the charming Greenwood Village! This 2-bedroom, 1.5-bathroom mobile home offers a fantastic opportunity for those looking to put their personal touch on a cozy space in a friendly and well-established community. Situated on a quiet street with excellent neighbors, this home is perfect for anyone seeking peace and tranquility while still being close to all the amenities you need. Inside, you'll find a bright and inviting living space with plenty of natural light, ready for you to make it your own. While the home is older and needs some love, it presents a wonderful chance to customize and update to your taste. The layout features a spacious living room, a kitchen with some storage, and a dining area that's perfect for family meals. The two bedrooms provide comfortable accommodations, with a primary bedroom that includes an ensuite half-bath for added convenience. A full bathroom serves the rest of the home, providing plenty of space for everyone. Outside, you'll find a carport for sheltered parking and a great yard space for gardening or relaxing. Steps away is a dog park, perfect for pet owners looking to give their furry friends some exercise. You'll also enjoy easy access to shopping, parks, and the new farmers market in Northwest Calgary, providing fresh, locally-sourced produce and unique finds. Stoney Trail is just minutes away, making commuting a breeze. The motivated seller is ready to make a deal, offering you a chance to secure a great property in a desirable location. Whether you're a first-time buyer, looking to downsize, or searching for an investment opportunity, this home has plenty of potential. Roof & furnace motor replaced 2024. Don't miss out on this fantastic opportunity to create your dream home in Greenwood Village. Schedule a viewing today and start imagining the possibilities! ALL OFFERS ENCOURAGED !**

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

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











