



THE A-TEAM

RE/MAX FIRST

3223 83 Street #406, Calgary T3B 5P1

MLS® #: A2184699 Area: Greenwood/Greenbriar Listing Date: 12/30/24 List Price: \$99,999
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: 908
Low Sqft:
Ttl Sqft: 908

DOM 23
Layout
Beds: 2 (2)
Baths: 1.0 (1 0)
Style: Single Wide Mobile Home
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Close to Clubhouse
Park Feat: Off Street, Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Central, Forced Air, Natural Gas
Sewer:
Ext Feat:
Construction:
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Block
Kitchen Appl: Dryer, Electric Stove, Refrigerator, Washer
Int Feat:
Utilities: Cable Available, Cable Internet Access, Electricity Connected, Electricity Purchaser to Verify, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Paid For, Water Connected

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, 4pc Bathroom, and Mud Room.

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Parade of open houses January 11, 12- 2 PM . Welcome to your new home, nestled in the heart of the family-oriented Greenwood Village. This charming mobile home offers over 900 square feet of comfortable living space, featuring two spacious bedrooms that provide plenty of room for relaxation or guest accommodations. The prime location within the park is a standout feature, providing a peaceful and friendly atmosphere while still being just steps away from local amenities. Enjoy the convenience of having the Calgary Farmers Market nearby, perfect for fresh produce and unique local goods. Additionally, Bowness Park is a short distance away, offering a variety of outdoor recreational activities such as picnicking, boating, winter skating, and scenic hiking along the Bow River. Inside, the home is clean and well-maintained, ensuring you can move in and start enjoying it right away. With its welcoming layout and ample natural light, it's the perfect space for both everyday living and entertaining friends and family. The sun pours into this unit most of the day! This unit had new flooring/carpet 2023, (except bathroom) hot water tank 2014, bathroom remodelled (2018), roof 2015. Don't miss your chance to call this lovely mobile home your own—schedule a viewing today!**

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

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





















