



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #442, Calgary T3B5P3

MLS® #: **A2187873**

Area: **Greenwood/Greenbriar**

Listing Date: **01/15/25**

List Price: **\$89,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1975**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

99

Layout

Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Off Street,Parking Pad

Utilities and Features

Roof: **Metal**
Heating: **Forced Air**
Sewer:
Ext Feat:

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat:
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`5" x 13`4"	Living Room	Main	15`11" x 13`4"
Bedroom - Primary	Main	11`3" x 13`4"	Bedroom	Main	6`9" x 9`9"
Bedroom	Main	7`0" x 9`9"	4pc Bathroom	Main	7`0" x 9`9"

Legal/Tax/Financial

Title: Zoning:
Legal Desc:

Remarks

Pub Rmks: **Where can you find a great location in NW Calgary that's AFFORDABLE, with playgrounds, steps to transit and dog park, short drive to the mountains, Bowness**

Park, Canada Olympic Park and the new Farmer's Market with PRIVATE YARD AND TREES? Get ready to fall in love with this modern, open concept, 3 bedroom, 1 bath home located in this friendly and desirable park of Greenwood Village. Sit back and relax on your front porch and deck, or unwind in your newly fenced backyard with greenspace. Need more storage? The massive outdoor shed will hold all your gardening tools and equipment. You'll love the peaceful and scenic drive into the park and all the friendly neighbours. Stroll down to pick up your mail and enjoy some games in the beautiful domed community centre. This property really has everything you can think of. Welcome to your new home!

Inclusions:

Property Listed By:

Shed

Greater Property Group

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







