



THE A-TEAM

RE/MAX FIRST

3223 83 Street #181, Calgary T3B 5N3

MLS#: A2189619 Area: Greenwood/Greenbrier Listing Date: 01/30/25 List Price: \$215,000
Status: Active County: Calgary Change: -\$25k, 03-Mar Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1972
Finished Floor Area: 1,222
Low Sqft: 1,222
Ttl Sqft: 1,222

DOM: 39
Layout: 3 (3)
Beds: 2.0 (2 0)
Style: Mobile Home-Double Wide

Access:
Lot Feat:
Park Feat: Carport,Covered,Paved

Parking: 2
Ttl Park:
Garage Sz:

Utilities and Features

Roof: Asphalt
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat:
Construction:
Flooring: Vinyl
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, 4pc Bathroom, Kitchen With Eating Area, 3pc Ensuite bath, Bedroom, Laundry.

Legal/Tax/Financial

Title:
Legal Desc:
Zoning:
Remarks:

Pub Rmks:

Welcome to Greenwood Village, one of Calgary's most sought-after mobile home communities. Nestled on a spacious pie-shaped lot near picturesque Bowness Park adjacent to the Calgary Farmers Market, sits a completely custom-renovated double-wide mobile home (1,222 ft<sup>2</sup>) offering a perfect blend of modern luxury and natural serenity. The property includes a double 19"x19" carport, an energized shed with workbench, a large fenced yard with mature trees, a deck, a covered porch, and an outdoor fire pit for relaxing peaceful evenings. Inside, this home offers an inviting open-concept design, featuring three comfortable bedrooms and a 4-piece main bathroom. The primary suite provides a peaceful retreat with its own private 3-piece ensuite. The kitchen features new white cabinets, a tile backsplash, large windows, and stainless-steel appliances. The space is well-lit with ample natural light. The interior features a large living room and dining area, providing a cozy and stylish space for families to relax. Highlights of the renovation completed in 2021 include new insulation, drywall, windows, flooring, lighting, water lines, electrical panel, hot water heater, furnace, vinyl skirting, counter tops, cabinets, matte black hardware, tile backsplash, appliances, faucets, and millwork (refer to supplements for details). The lease fee includes water, sewer, garbage pickup, snow removal, common maintenance, kids park & clubhouse use. This is a family-oriented park with RV parking available on-site for a nominal fee. With its prime location steps away from the Calgary Farmers Market and near Bowness Park where residents can enjoy outdoor recreational activities including picnicking, boat rentals, skating in the winter and hiking along the tranquil Bow River. This west-central community offers green spaces, and the newly upgraded community center for social gatherings and public transit hub. You have easy access to Stoney Trail, 20 minutes to downtown and only 50 minutes to the mountains! Experience the warmth of community living surrounded by natural beauty and urban convenience. Schedule a showing today - you will not be disappointed.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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













