



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #127, Calgary T3B 5P4

MLS® #: **A2190315** Area: **Greenwood/Greenbriar** Listing Date: **01/27/25** List Price: **\$179,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **784**
 Low Sqft:
 Ttl Sqft: **784**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall**

Utilities and Features

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	13`2" x 10`7"
Living Room	Main	13`5" x 15`8"	Dining Room	Main	6`0" x 9`0"
Kitchen	Main	7`6" x 12`0"	Bedroom	Main	9`6" x 9`6"

Legal/Tax/Financial

Title: Zoning:
 Legal Desc: Remarks

Pub Rmks: **OPEN HOUSE SAT MARCH 8 11AM-1PM. This extensively renovated home located in the desireable community of Greenwood Village offers an unparalleled blend of**

comfort, style & tranquility. Boasting generous living space, this open-concept home is bathed in natural light thanks to its abundant windows throughout. Recently updated laminate flooring adds a touch of sophistication, while the thoughtfully designed layout provides ample space for both relaxation and entertaining. The modern kitchen features ceiling height cabinetry, tile backsplash, quartz countertop and stainless steel appliances. The spacious dining space seamlessly flows into the bright and welcoming living room. This home offers 2 well-sized bedrooms, as well as a generous 4 piece bathroom. Bathroom features newer toilet, vanity and lighting. Other recent updates include dimable potights and tasteful ceiling lights throughout, baseboards, newer skirting (2023), newer siding (2022), newer roof vents, shingles, and eaves (2022) and vinyl windows. Exterior has a large deck as well as a new fence and new shed (2024). Greenwood Villiage is a well-managed community located in Greenbrier right next to the Calgary Farmers Market. Residents enjoy access to the community center which includes a games room. Close to Canada Olympic Park and quick access to the Trans-Canada Highway, as well as Stoney Trail. This stunning home offers a rare opportunity to own a piece of paradise at great value!

Inclusions:

Property Listed By:

None

RE/MAX Real Estate (Central)

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





