



3223 83 Street #360, Calgary T3B 5N2

MLS® #: **A2193735** Area: **Greenwood/Greenbrier** Listing Date: **02/10/25** List Price: **\$65,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar:
 Lot Shape:

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

DOM

12
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: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat:
 Kitchen Appl: **Electric Stove, Refrigerator, Washer/Dryer**
 Int Feat:
 Utilities:

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`7" x 10`2"	2pc Ensuite bath	Main	6`5" x 2`6"
Living Room	Main	15`5" x 13`0"	Dining Room	Main	8`7" x 10`5"
Kitchen	Main	12`2" x 13`0"	Entrance	Main	10`1" x 7`8"
Furnace/Utility Room	Main	2`1" x 2`11"	Laundry	Main	8`1" x 6`3"
4pc Bathroom	Main	7`7" x 6`6"	Mud Room	Main	5`9" x 3`4"
Bedroom - Primary	Main	12`11" x 13`0"	Furnace/Utility Room	Main	2`3" x 2`9"

Legal/Tax/Financial

Title:
 Legal Desc: Zoning:

Remarks

Pub Rmks:

REDUCED TO SELL ! 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, spectacular views, 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 with your Favourite Realtor and start imagining the possibilities! ALL OFFERS ENCOURAGED !

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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













