



THE
A-TEAM

**RE/MAX
FIRST**

3223 83 Street #307, Calgary T3B 5N7

MLS® #: **A2198291**

Area: **Greenwood/Greenbriar** Listing Date: **03/01/25**

List Price: **\$84,900**

Status: **Active**

County: **Calgary** Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **878**
Low Sqft:
Ttl Sqft: **878**

DOM

8
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Mobile Home-Single Wide**

Lot Information

Lot Sz Ar:
Lot Shape:

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, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**

Int Feat:
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`9" x 7`9"	Bedroom	Main	10`0" x 8`9"
Bedroom - Primary	Main	13`2" x 11`7"	Dining Room	Main	13`2" x 4`10"
Foyer	Main	6`1" x 13`4"	Kitchen	Main	8`9" x 11`11"
Living Room	Main	13`2" x 16`2"			

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks:

New Price! Your chance to own an affordable, beautifully updated mobile home in Greenwood Village, located on a quiet street in a welcoming neighbourhood. Enjoy peaceful living with convenient access to the new Farmers Market, shops, grocery stores, and public transit. Nature lovers will appreciate the short walk to Bowness Park and its scenic pathways. Outside, a spacious private deck and backyard offer ideal spaces for relaxation and gatherings. The home's exterior has been updated with new siding (2017) and a resealed roof (2018) for low-maintenance living and a storage shed provides plenty of space for tools and seasonal items. With the ridge nearby, you'll enjoy stunning views and access to scenic trails. Inside, this bright two-bedroom, one-bathroom home has been thoughtfully updated for modern comfort. The furnace received a new ignitor in January 2025, while newer flooring throughout the unit and a completely remodelled bathroom (new plumbing, floors, sink & paint) bring added style and functionality. The kitchen boasts refreshed cabinetry, updated hardware, and a new dishwasher (2022). Convenient features like a mudroom with side yard access and easily accessible laundry make this home both practical and charming. All of this can be yours for under \$85k—don't miss out on this fantastic opportunity in Greenwood Village! Lot fee is \$1275/month.

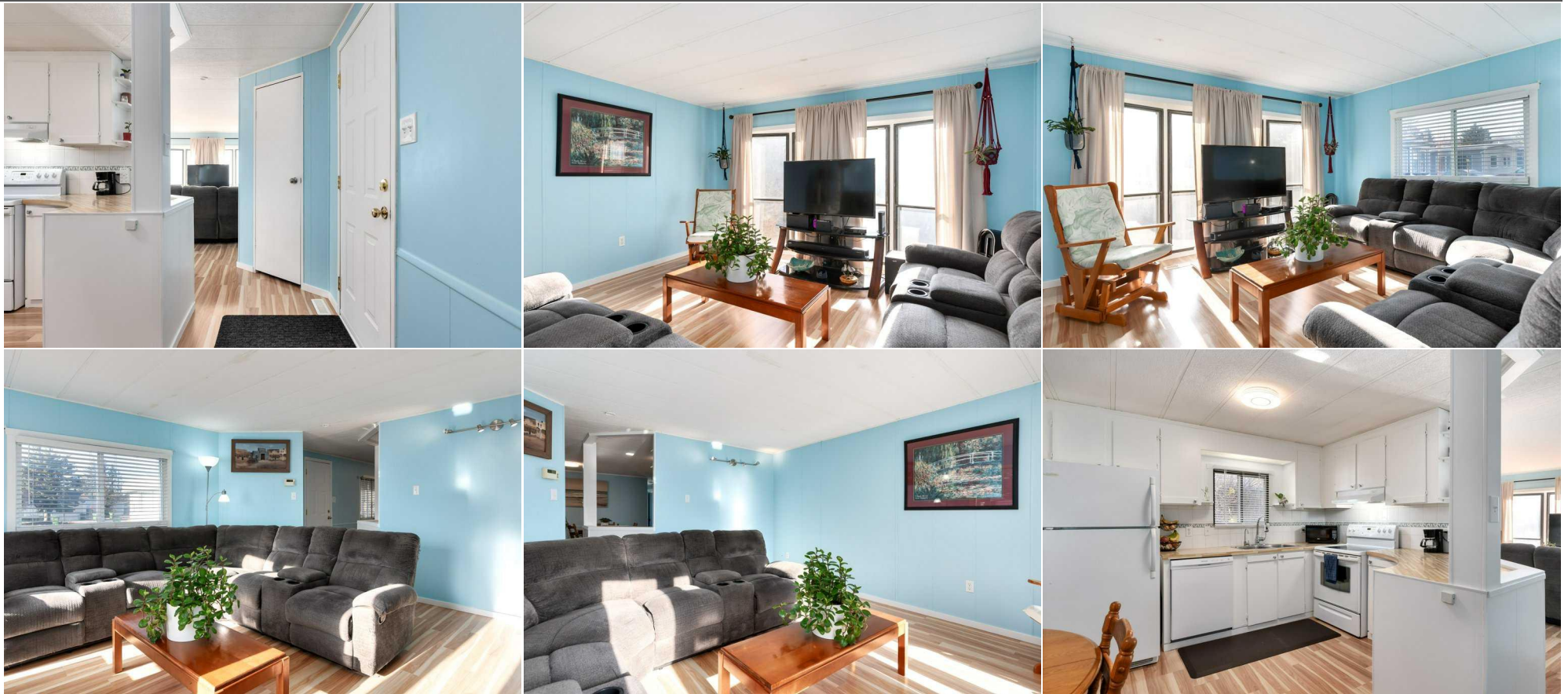
Inclusions:

N/A

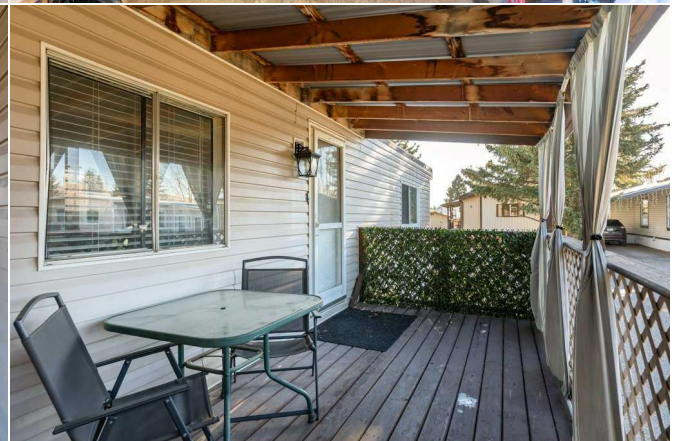
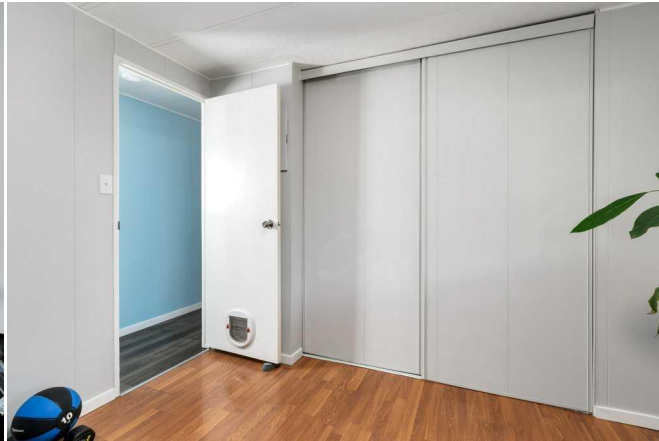
Property Listed By:

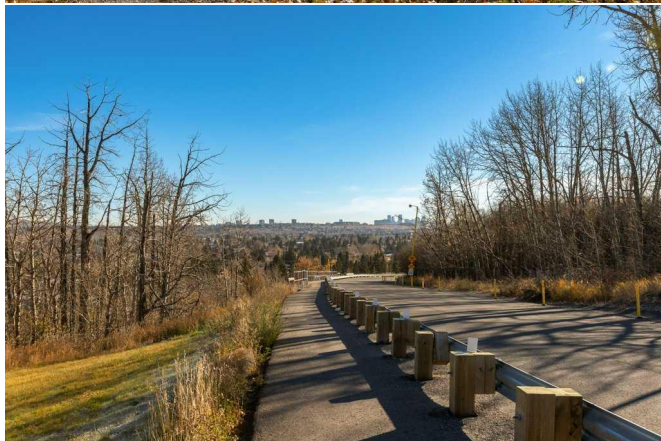
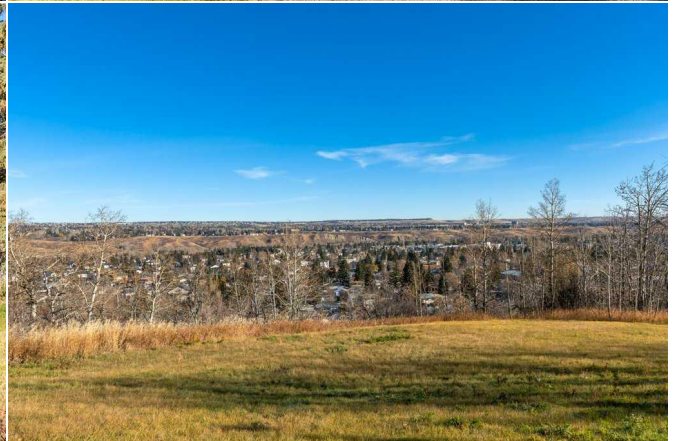
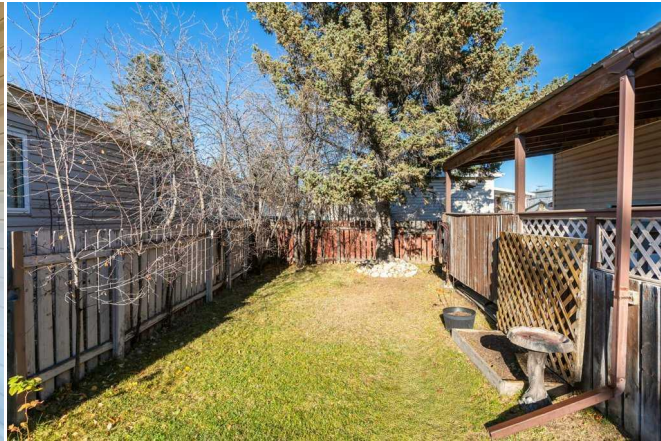
CIR Realty

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



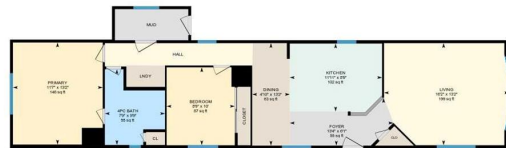






307 Larch Way NW, Calgary, AB

Main Floor Exterior Area 133.24 sq ft



0 5 10

PREPARED: 2024/10/31



White regions are excluded from total floor area in GUCCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.