

**207, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2294608**



**\$89,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Storage Shed, Curtain Rods

OPEN HOUSE Sunday April 26, from 12 -3pm! Welcome to your new home! Located on Cedar Way in the prime location of Greenwood Village, walking distance to the farmers market and shops, and quick access to Stony Trail and even better, the highway to the mountains. This home offers three bedrooms, one and a half bathrooms, a massive living room, separate dining area and a fully appointed kitchen, there is room for the whole family to have a space. Outside you will find a beautiful deck with access from both the front door and sliding doors from the hallway, there is a large children's play set in the backyard and still room to relax. Tired of clearing off snow, your vehicles will be tucked away in the covered car port, need extra storage, there is a massive storage shed conveniently located under the carport, plus and additional moveable shed in the yard. When summer gets a bit too warm, you'll be nice and cool inside with central air conditioning. This unit is located close to the playground and with lots of activities near by, its the perfect affordable place to call home!