

212, 3223 83 Street NW
Calgary, Alberta

MLS # A2310349



\$88,800

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,238 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport, Parking Pad		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Near Public Transit, Near Shopping Center		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Wheelchair lift

Affordable living in a prime location, just a 5 minute walk to Greenwich Village and Calgary Farmers' Market West. The pathway system is right outside your front door, making it easy to enjoy nearby shopping, dining, and everyday conveniences. This mobile home with carport, enclosed porch, and sunroom additions offers incredible potential for a first-time buyer, investor, or someone looking for a project. Thoughtfully designed with accessibility in mind, the home features a wheelchair lift, roll-in shower, and a spacious layout that can easily be adapted to suit your needs. Inside, you'll find a large living room with a cozy wood-burning stove, three bedrooms, including one with a 2 piece ensuite, and a 4 piece bathroom currently configured for accessibility but easily convertible if desired. The east-facing sunroom leads to a private "secret garden" complete with a deck, turf patio, and storage shed, while the west side of the home features a carport and wheelchair lift that can be removed if not needed. Lot rental includes water, sewer, and trash pickup. Situated on a corner lot with mature trees providing added privacy and charm, this property is full of opportunity. With a little TLC, this home has incredible potential to truly shine.