

465, 3223 83 Street NW
Calgary, Alberta

MLS # A2334545



\$129,900

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,314 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Near Public Transit, Near Shopping C		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Aluminum Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance		

Inclusions: Shed

Welcome to Greenwood Village! This bright and well-maintained 1314 sq ft, 3-bedroom, 2-bathroom mobile home offers comfortable one-level living in a convenient NW Calgary location. The open floor plan features a spacious living room with a cozy fireplace, a functional kitchen with plenty of cabinetry, dining area and breakfast nook, plus access to the rear deck. The primary bedroom includes a 4-piece ensuite and walk-in closet, with two additional bedrooms providing plenty of space for family, guests, a home office or hobbies. A second 4-piece bathroom and main-floor laundry add to the convenience. Freshly painted throughout with laminate flooring, this home is ready to move into. Outside, you'll find a private fenced yard, 8 ft x 9 ft front deck and storage shed, along with parking for two vehicles. Greenwood Village offers a friendly community setting with playgrounds, walking paths and a recreation centre with space for residents to gather and enjoy a variety of activities. The monthly lease fee of \$1,375 includes water, sewer, garbage pickup and snow removal on the main roads. The location is hard to beat, with easy access to 16 Avenue, Stoney Trail and Highway 1. The Calgary Farmers' Market West, Trinity Hills shopping and restaurants, Bowness and Bowness Park are all nearby, providing plenty of options for shopping, dining and recreation. A great opportunity to own an affordable 3-bedroom home in a convenient NW Calgary location!