

489, 3223 83 Street NW
Calgary, Alberta

MLS # A2155795



\$130,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,286 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Front Drive, Off Street, On Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), French Door, High Ceilings, Laminate Counters, Open Floorplan, Skylight(s), Storage, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY November 9, 11 Am -1 Pm... Welcome to Greenwood Village, where comfort and convenience come together in this charming 3-bedroom, 2-bathroom, with the addition of a family room, with an attached bathroom (3pc), mobile home. The lot fee's for this unit are \$1275/month, includes water, sewer, recycling, garbage. Located in a family-friendly community, this delightful residence is perfect for singles, couples, or small families seeking a cozy and affordable living space. As you step inside, you'll be greeted by a bright and inviting living area, designed for both relaxation and functionality. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making the most of the available space. The kitchen is well-equipped with modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The bedroom offers a peaceful retreat, complete with generous closet space and natural light. The well-maintained bathroom features all the essentials you need for your daily routine. One of the standout features of this home is its prime location within Greenwood Village. This family-friendly community is known for its welcoming atmosphere and proximity to a variety of amenities. Just a short distance away is the beautiful Bowness Park, a local favorite for its scenic walking trails, picnic areas, and recreational opportunities. Spend your weekends exploring the park, enjoying picnics by the river, or taking leisurely strolls through the lush green spaces. In addition to its natural beauty, Greenwood Village is conveniently close to shopping and dining options. The new farmers market in Northwest Calgary is just a short walk away, offering fresh, locally-sourced produce and unique artisanal goods. You'll also find grocery stores, retail shops, and restaurants nearby, ensuring that all your daily

needs are met with ease. This mobile home also features a welcoming front sun porch, perfect for enjoying your morning coffee or relaxing in the evenings. The community itself offers well-maintained common areas and a friendly neighborhood vibe, making it a wonderful place to call home. Don't miss your opportunity to experience comfortable and affordable living in Greenwood Village. Schedule your showing today and discover all that this charming mobile home and its fantastic location have to offer! ALL OFFERS ENCOURAGED