

422, 3223 83 Street NW  
Calgary, Alberta

MLS # A2163962



## \$159,000

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Off Street, On Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<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>	Laminate Counters, Pantry, Storage, Vinyl Windows		

**Inclusions:** Lease fee includes, water, sewer, garbage, recycle, green bin, snow removal, playground and park maintenance.

OPEN HOUSE Saturday Sept 14, 2024 11 am - 1 pm. Welcome to this charming and well-maintained 2-bedroom, 1-bathroom mobile home, nestled on a peaceful corner lot in the desirable Greenwood Village community. This older mobile home has been lovingly cared for and offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the newer windows, creating a warm and inviting atmosphere. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with brand new appliances, offering a modern touch, and provides ample storage and counter space for all your culinary needs. Both bedrooms are cozy and comfortable, providing plenty of room for relaxation. The well-maintained bathroom serves the home with style and functionality. Recent updates include a new metal roof, new hot water tank, newer furnace, and a new patio door, ensuring that the home is not only charming but also energy-efficient. Outside, you'll find a lovely deck and patio, perfect for enjoying your morning coffee or hosting outdoor gatherings. The drive-through driveway adds extra convenience for parking and accessibility. Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life. Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with all the modern upgrades you need. Schedule a viewing today and make this

delightful property your new home!