

406, 3223 83 Street NW
Calgary, Alberta

MLS # A2165207



\$115,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,031 sq.ft.	Age:	1977 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: Block

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

Nestled in the family-oriented Greenwood Village, this charming 2-bedroom, 1-bathroom home is ready for immediate possession. Residents will enjoy the convenience of RV parking available on-site for a nominal fee. The lease fee is comprehensive, covering water, sewer, garbage pickup, snow removal, common maintenance, as well as access to a kids park and a clubhouse. The prime location is a highlight, situated just steps away from the Calgary Farmers Market and close to Bowness Park. This proximity offers a plethora of outdoor recreational activities, from picnicking and boat rentals to winter skating and hiking along the serene Bow River. The west-central community boasts easy access to the recently completed Stoney Trail, making downtown a mere 20-minute drive and providing effortless routes to the mountains for weekend getaways.