

239, 3223 83 Street NW  
Calgary, Alberta

MLS # A2171050



## \$192,700

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	1,179 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** Storage Shed

There's more than 1100sf of living space in this 3-bedroom, 2-bathroom double-wide manufactured home in popular Greenwood Village. It features a bright, spacious living room, dining area and kitchen with new laminate flooring that continues into the hallway, laundry room and primary bedroom. Large windows throughout bathe the home in warm, natural light. The kitchen has abundant cabinets and ample counter space including an accessible height counter that helps make meal preparation a breeze. The large primary bedroom can easily accommodate a king-size bed with nightstands & chest-of-drawers, and it boasts its own 4-piece ensuite. There are two other bedrooms and another full bathroom. Both bathrooms feature newer vanities, sinks and low-flush toilets. The separate laundry room at the back entrance has a newer washing machine. A new hot water tank was installed in 2023. This home is on a quiet lot with a private, fenced backyard and no neighbours behind. A storage shed with two sets of doors is included. There's a side patio, a newer accessibility ramp for ease of entrance, and a front deck that's perfect for having a morning coffee, relaxing in the sunshine with a good book, or enjoying a barbecue with friends and family. Just steps away from the Calgary Farmers' Market West, restaurants, bistros & shops, this updated home is also just minutes away from the new Trinity Hills Shopping Center and C-O-P with quick access onto Hwy 1 and Stoney Trail. There's also school bus and city transit service into the community. Check out the photos and video tour, then book your in-person viewing.