# \$150,000 - 227, 3223 83 Street Nw, Calgary

MLS® #A2214888

## \$150,000

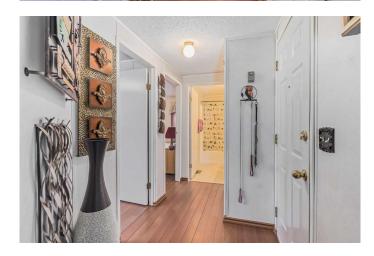
3 Bedroom, 2.00 Bathroom, 1,206 sqft Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

NEW PRICE! Beautifully maintained 3 bed/2 bath mobile home in Greenwood Village. This home has mostly original finishings but has been so well maintained, you can move right in. The first thing you'll notice when you arrive is the lovely fenced yard with tall hedges on two sides for extra privacy. The long covered deck, with garden doors to the kitchen, extends your living space and will bring plenty of outdoor enjoyment. Once inside you'll see a large living room with vaulted ceilings. The living room is separated from the kitchen by smaller pony walls giving an open concept feel. The kitchen is nice and bright with double skylight over the sink and large garden doors to the deck. There's no shortage of storage with the abundance of built in cabinetry. The primary bedroom is at the back of the home with a large 4 piece ensuite and walk in closet. The other end of the home has 2 more bedrooms and another 4 piece bath making it ideal for guests to have their own space. The furnace in the home is original but has been regularly maintained and a new motor was just installed. The central air will keep you comfortable during the hot summer months. A new hot water tank was installed 2023, new skirting installed 2024 and the deck was re-surfaced in 2022. The roof is about 7 years old and the roof on the shed was done 4 years ago. The pride of ownership shows throughout this lovely home and you can't beat the location; just a short walk to the West Farmer's Market, dog park and bus stop. Lot fee is







\$1275/month and includes water, sewer,, waste and recycling services. Pet restrictions are 2 per home; dogs no more than 35 lbs when fully grown.

#### Built in 1995

#### **Essential Information**

MLS® # A2214888 Price \$150,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,206
Acres 0.00
Year Built 1995
Type Mobile
Sub-Type Mobile

Style Single Wide Mobile Home

Status Active

# **Community Information**

Address 227, 3223 83 Street Nw Subdivision Greenwood/Greenbriar

City Calgary
County Calgary
Province Alberta
Postal Code T3B 5N4

#### **Amenities**

Parking Spaces 2

Parking Parking Pad, Stall, Off Street, Side By Side

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters, Vinyl Windows, Beamed Ceilings,

Skylight(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood,

Refrigerator, Washer, Window Coverings, Freezer

Heating Natural Gas, Central

Cooling Central Air

## **Exterior**

Exterior Features Private Yard, Storage

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Piling(s)

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 52

# **Listing Details**

Listing Office MaxWell Canyon Creek

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