

99, 3223 83 Street NW  
Calgary, Alberta

MLS # A2273975



## \$142,000

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl Plank	<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>	Built-in Features, Wood Counters		

**Inclusions:** Portable AC Units, Shed, Curtains, Building supplies in bonus room, Portable Fireplace in bonus room, Filing Cabinet in bonus room, Boxed bathroom mirror, boxed faucet, and inset shelving in bonus room.

Discover great value in this well kept 3 bedroom mobile home located in the highly desirable Greenwood community. Steps from the park entrance, you're within walking distance to transit, the Calgary Farmer's Market, dog park, playgrounds, basketball courts, COP, and the community dome. The bright, open living area features a large bay window, and the updated galley kitchen offers wood countertops, stainless steel appliances, and ample storage. The primary bedroom is privately located at the back of the home and includes a walk in closet and built in vanity. Two additional bedrooms and a versatile bonus room provide options for extra storage, a home office or bedroom, or potential second bathroom. Recent updates include a freshly painted home, resealed roof and new roofing over the bonus room. The furnace and hot water tank have been just been replaced to brand new ones (December 2025). An attached carport adds year round parking convenience. Lot fee is \$900/month and includes water, sewer, garbage, and recycling. Pet restrictions apply (maximum two pets with park approval). A fantastic opportunity for affordable living in a prime NW Calgary location.