

**424, 3223 83 Street NW  
Calgary, Alberta**

**MLS # A2288461**



## \$45,000

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,428 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** As Is, Where Is

Affordable opportunity in Greenwood Village! Located on a quiet street in this well-established community network, this property offers good value for buyers looking to enter the market. Enjoy a convenient NW location near shopping, parks, the new farmers market, and quick access to Stoney Trail for effortless commuting. Pet owners will also appreciate being just steps from a nearby off-leash dog park. This unit is being sold as-is, where-is. Don't miss this affordable opportunity to invest in a great location with solid potential to build equity or a quick investment flip &mdash;contact your Realtor to learn more.