

# \$69,999 - 406, 3223 83 Street Nw, Calgary

MLS® #A2193502

**\$69,999**

2 Bedroom, 1.00 Bathroom, 908 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

OPEN HOUSE SATURDAY April 12 ,2025

11AM-1PM...Welcome to this charming

2-bedroom, 1-bathroom mobile home, nestled on a peaceful lot in the desirable Greenwood Village community. This older mobile needs a bit of TLC but offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the numerous windows. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with 3 appliances, offering a modern touch, and provides ample storage and counter space for all your culinary needs. The bedrooms are cozy and comfortable, the primary bedroom providing plenty of room for relaxation. The older bathroom serves the home with functionality. Recent updates include a newer hot water tank, newer furnace, and a newer washer/dryer, air conditioning unit. Outside, you'll find a lovely deck and patio, perfect for enjoying your morning coffee or hosting outdoor gatherings. The driveway adds extra convenience for parking and accessibility. Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life. Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away



from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with all the modern upgrades you need. Schedule a viewing today with your favourite Realtor !!  
"ALL OFFERS ENCOURAGED

Built in 1977

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2193502                |
| Price          | \$69,999                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 908                     |
| Acres          | 0.00                    |
| Year Built     | 1977                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 406, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5P1                |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|            |   |
|------------|---|
| Appliances | Refrigerator, Electric Stove, Water Distiller |
| Heating    | Forced Air                                    |

## Exterior

Roof Asphalt Shingle

Foundation Piling(s)

## Additional Information

Date Listed February 9th, 2025

Days on Market 59

## Listing Details

Listing Office Diamond Realty & Associates LTD.

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