

367, 3223 83 Street NW  
Calgary, Alberta

MLS # A2227437



**\$155,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Converted Garage, Driveway		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Ceiling Fan(s), Laminate Counters, Skylight(s), Vinyl Windows		

**Inclusions:** hot tub. never used, its covered.

Welcome to this charming well maintained 2-bedroom, 1.5-bathroom mobile home, nestled on far end of the park, with views that are jaw dropping in, Greenwood Village Mobile Home Park. This older mobile home has been lovingly cared for and 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 skylights and numerous windows. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with 3 appliances ( refrigerator, stove, hood fan), 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 well-maintained 4 pc bathroom serves the home with style and functionality, there is a 2 pc bathroom in the front bedroom. Recent updates include a newer hot water tank, newer furnace, and a older washer/dryer. Outside, you'll find a lovely roof top deck and patio ( with a hottub that has never been used by this owner), perfect for enjoying your morning coffee or hosting outdoor gatherings, there is a large greenhouse, also a workshop (with access to under the mobile (this is well kept and lighted). The driveway adds extra convenience for parking and accessibility, rare find in this park is a garage that opens on both ends) . 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 some the upgrades you need. Schedule a viewing today with your favourite Realtor and make this delightful property your new home!