

487, 3223 83 Street NW  
Calgary, Alberta

MLS # A2143924



**\$115,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Double Wide Mobile Home		
<b>Size:</b>	781 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Parking Pad, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt

**Basement:** -

**Exterior:** Metal Siding , Wood Frame

**Foundation:** Piling(s)

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Shed(s)

Cute, well maintained 2 bed 1 bath mobile home in Greenwood Village mobile home park. Being a double wide home, it feels like a small bungalow when you enter. The large windows flood the home with natural light. You'll appreciate the 3 window air conditioners installed in each bedroom and the living room. Located on the edge of the park, its on a very quiet road with no neighbours across the street. The eat in kitchen is well laid out with room for a small dining table. The living room is a nice size and there is a walk in closet off the front door with space for coats or extra storage. Both bedrooms are at the back of the home for extra quiet and privacy. The large 4 piece bath has been updated and the laundry set includes a brand new washer. The backyard is fenced for privacy with a central fire pit to enjoy summer evenings outside. The large shed has room for extra storage or can serve as a workshop. This mobile home community is conveniently located close the the West Calgary Farmer's market with other shopping amenities close by. Being just off Stoney Trail and TransCanada Hwy, your weekend getaways are a quick drive out of the city. There's easy public transit access as well. Lot fee is \$1,150/month which includes water, sewer, waste and recycling. Pet restrictions are two pets per home and dogs must be less the 35 lb when fully grown.