

466, 3223 83 Street NW
Calgary, Alberta

MLS # A2155753



\$140,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,320 sq.ft.	Age:	1975 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Natural Gas

Floors: Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

OPEN HOUSE Sunday, Sep 22 1:00 pm to 3:00 pm Large 3 bedroom, 2 bath mobile home in Greenwood Village mobile home park. Featuring a lovely 200 sq ft addition this home is over 1300 sq ft of living space. There have been some updates over the years; new kitchen cabinets, eating bar, newer flooring, and vinyl siding. Freshly painted with neutral white paint, this is your opportunity to move in and make the home yours. The primary bedroom at the front of the home has a large bay window making it a nice bright space and features a 4 piece ensuite. The living room, kitchen and flex space created by the addition makes the main living area very roomy. At the back of the home are two more bedrooms and another 4 piece bath. The front covered deck makes a nice place to enjoy summer days. The roof is 2 years old and hot water tank 4 years old. Lot fee is \$1,150 per month which includes water, sewer, waste and recycling. Pet restrictions are two per home and dogs must be less than 35 lbs when fully grown. Greenwood Village is conveniently located close to the West Farmer's Market, Trinity Hills and Bow River Shopping Centre. The community is easily accessible by transit and there are plenty of walking and bike paths in the area.