

# \$68,000 - 406, 3223 83 Street Nw, Calgary

MLS® #A2193502

**\$68,000**

2 Bedroom, 1.00 Bathroom, 908 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

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	\$68,000
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	Electric Stove, Refrigerator, Water Distiller
Heating	Forced Air

### Exterior

Roof	Asphalt Shingle
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 9th, 2025
Days on Market	70

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.