

# \$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 MARCH 15, 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	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 50

## Listing Details

Listing Office Diamond Realty & Associates LTD.

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