

# \$185,000 - 227, 3223 83 Street Nw, Calgary

MLS® #A2214888

**\$185,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft  
Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

SELLER IS OFFERING 3 MONTH LOT FEE REBATE! Beautifully maintained 3 bed/2 bath mobile home in Greenwood Village. This home has mostly original finishings but has been so well maintained, you can move right in. The first thing you'll notice when you arrive is the lovely fenced yard with tall hedges on two sides for extra privacy. The long covered deck, with garden doors to the kitchen, extends your living space and will bring plenty of outdoor enjoyment. Once inside you'll see a large living room with vaulted ceilings. The living room is separated from the kitchen by smaller pony walls giving an open concept feel. The kitchen is nice and bright with double skylight over the sink and large garden doors to the deck. There's no shortage of storage with the abundance of built in cabinetry. The primary bedroom is at the back of the home with a large 4 piece ensuite and walk in closet. The other end of the home has 2 more bedrooms and another 4 piece bath making it ideal for guests to have their own space. The furnace in the home is original but has been regularly maintained and a new motor was just installed. The central air will keep you comfortable during the hot summer months. A new hot water tank was installed 2023, new skirting installed 2024 and the deck was re-surfaced in 2022. The roof is about 7 years old and the roof on the shed was done 4 years ago. The pride of ownership shows throughout this lovely home and you can't beat the location; just a short walk to the West Farmer's Market,



dog park and bus stop. Lot fee is \$1275/month and includes water, sewer,, waste and recycling services. Pet restrictions are 2 per home; dogs no more than 35 lbs when fully grown.

Built in 1995

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2214888                |
| Price          | \$185,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,206                   |
| Acres          | 0.00                    |
| Year Built     | 1995                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 227, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5N4                |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Off Street, Parking Pad, Side By Side, Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Ceiling Fan(s), Laminate Counters, Skylight(s), Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Refrigerator, Washer, Window Coverings |

|         |                      |
|---------|----------------------|
| Heating | Central, Natural Gas |
| Cooling | Central Air          |

### **Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard, Storage   |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Piling(s)               |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 12               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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