



GRASSROOTS
REALTY GROUP

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208, 3223 83 Street NW
Calgary, Alberta

MLS # A2309370



\$159,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,162 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Driveway		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	-		

Inclusions: Window coverings including Drapes, Drapery rods, 2 exterior sheds

Beautiful, completely renovated in 2021, 3 bed, 2 bath, 1160 sf mobile home in this NW amenities-rich community of Greenwood Village, a prime NW community park that is well managed and offers parks, greenspace and walking paths.. This immaculately maintained home that shows like new is truly move-in ready. Laminate flooring throughout, white shaker-style kitchen cupboards, tiled backsplash, stainless steel appliances, coffee bar, and corner pantry, large kitchen island with pot lights, and a good size eating nook complete the kitchen area. Also in 2021 NEW WINDOWS, NEW FURNACE, HOT WATER TANK (2020) All POLY B replaced with PEX, and newer roof. Electrical Panel & 2021 Baseboard and casing - 2021. 4 PCE ENSUITE has walk-in shower with tiled seat and awesome massage shower system. This great home has a huge sunken living room with black accent beams in the vaulted ceiling, and a step up to the kitchen and eating area. Separate laundry and furnace room can be found at the rear exit. The large master bedroom could easily fit a king bed, has a wall to wall closet with glass doors, and a black metal siding door that leads to the huge, fully tiled ensuite with a double sink vanity and walk in shower. Newer lighting, painted throughout in a modern palette, with a bright and airy feel. At the opposite end of the home are two additional bedrooms, the full bathroom, a nice entry with coat closet all makes this a great, functional floorplan. Add a carport, parking for two cars, a fenced backyard and a shed are all value-added items that round out this home to be terrific value! Located next to Greenwich Village, home of the famous Farmers Market West. This home is ideally located near Stoney Trail Ring Road for effortless citywide travel, and Highway 1 for a weekend getaway to Canmore, Banff or Bragg Creek. Bowness Park

and everything it has to offer is at your back door. The recently renovated Clubhouse offers an amenities room, games room and hosted activities . Lease fee of \$1375 monthly includes water, sewer, garbage pick up & snow removal. Calgary Transit and a school bus offers service through the park. Lease approval required, pets allowed.