



GRASSROOTS
REALTY GROUP

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169, 3223 83 Street NW
Calgary, Alberta

MLS # A2311632



\$98,500

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	936 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

WOW! TAKE A LOOK AT THIS NEW PRICE. UNBELIEVABLE FOR A DOUBLE WIDE HOME IN PRISTINE CONDITION. Custom, double wide home that is not only gorgeous but so affordable & stunning is the only word to describe this 936 sf home. The layout is more like a residential bungalow but at a fraction of the cost. This home offers 2 bedrooms (was 3 but can easily be converted back) and a full bath. This is a must see for sure! Enter through the beautiful new exterior door and inside you'll find a separate living room with big windows offering that natural sunlight. Custom woodwork built-in holds the TV and a place for treasures. Oak moulding/ trim is throughout. The large kitchen with an eating area offers a good-sized pantry for extra storage. The laundry room is off the kitchen which is nice not to have it in the hallway. The laundry room also offers extra storage and has the second exit from the house. The primary bedroom is extra large with custom cabinetry, and the second bedroom is a very good size as well. The best part...All the BIG TICKETS items have been done so truly this home is move in ready. WINDOWS 2019, FURNACE 2021, BATHROOM 2021, ROOF 2016, SEWER LINE 2020, CARPORT 2021, WASHER/DRYER 2021. The exterior is immaculate with a double carport that easily fits 2 cars & has a carbon fibre roof that would surely protect vehicles from any hail or rain. The way the home was moved on to the lot 6 years ago and the way it is situated offers good privacy. When the home was being moved on, the Sellers put in brand new sewer line & were able to move the home closer to the road to give more backyard space. You won't be disappointed as the backyard is perfect for those gardeners with the vegetable garden ready and waiting for some new planting and the deck offers privacy and space for the

BBQ’S. Now a little bit about the park. There are very few restrictions in this park. There are pet restrictions such as weight and breed but none relating to children and or age of occupants. Kids/ grandkids are welcome as this is a family-oriented park. RV parking is available on site for a nominal fee. The lease fee of \$1375 includes water, sewer, garbage pickup, snow removal, common area maintenance, kids park and clubhouse use, transit services run throughout the park and school bus service as well. Bowness Park (boat rentals, picnic area and skating in winter) is just around the corner as is the new farmers market offering shops, restaurants and coffee shops all within walking distance. Superstore is close and there is easy access to Stoney trail and 20 minutes to downtown. Only 50 minutes to the mountains and you’ve got it all !