



GRASSROOTS
REALTY GROUP

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461, 3223 83 Street NW
Calgary, Alberta

MLS # A2317854



\$63,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,536 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Natural Gas

Floors: Laminate, Linoleum

Roof: Metal

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Piling(s)

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: Sheds

This over 1500 sq foot mobile home has lots of living space for your family. As you enter from the mud room, you'll appreciate the large kitchen space that also contains the laundry. Through the kitchen is a good sized dining room. Off the dining room is a large sunroom addition currently being used as an office. On the other side of the dining room is the living room that has another door leading to the deck and yard. Down the hall are three big bedrooms. Situated on a corner lot, this home has one of the biggest yards in the community and is across the street from one of the park playgrounds. There are two sheds, one is set up as a workshop. This home needs some work but has plenty of potential. Greenwood Village is a family friendly community with easy access to 16th Avenue and Stoney Trail. Transit and school buses have routes through the park and there are plenty of amenities within walking distance with the West Calgary Farmer's Market and Greenwich complex. Lot fee is \$1,375/month for new buyers and includes water, sewer, waste and recycling. Pet restrictions are two pets per home; dogs must be less than 35 lbs when fully grown.