



GRASSROOTS
REALTY GROUP

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15, 3223 83 Street NW
Calgary, Alberta

MLS # A2321939



\$64,888

Division:	Bowness		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,327 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: none

Welcome to this spacious and well-maintained Approximately 24' x 56' double-wide mobile home, ideally located at the front of the park for added privacy, convenient access, and close proximity to community amenities. Offering 3 bedrooms and 1.5 bathrooms, this inviting home features a bright and functional floor plan designed for comfortable everyday living. The kitchen comes equipped with five appliances, including newer appliances that add both style and convenience. Recent updates provide peace of mind, including a furnace replaced in 2012, a hot water tank replacement, and a roof resealed in 2018. Step outside and enjoy the deck, perfect for relaxing or entertaining, along with the added storage of a handy shed. Whether you're a first-time buyer, downsizer, or investor, this affordable and low maintenance property presents excellent value. The monthly lease fee of \$1,375 includes water, sewer, garbage collection, snow removal, common area maintenance, clubhouse access, and use of the children's park. Transit service runs throughout the community, and school bus service is also available. Comfort, Convenience & Affordability All in One! Front-of-Park Location with Easy Access to Everything! Enjoy an unbeatable location just minutes from Bowness Park, offering year-round recreation including boating, picnic areas, skating, and scenic walking paths. The nearby Farmers' Market provides a variety of shops, restaurants, and coffee shops within walking distance. Superstore is conveniently close by, and commuters will appreciate quick access to Stoney Trail and a short 20-minute drive to downtown Calgary. Best of all, the Rocky Mountains are only 50 minutes away, making weekend getaways effortless. Don't miss this fantastic opportunity to own an affordable home in a well established community. Book your showing today! Two pets allowed per home

and dogs must be 35 pounds or under. some photos Virtual staged