

# \$129,900 - 71, 3223 83 Street Nw, Calgary

MLS® #A2185515

**\$129,900**

3 Bedroom, 1.00 Bathroom, 1,139 sqft  
Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

**MASSIVE REDUCTION!** Looking for a place to truly call your own? Your search ends here! Our client is not only serious about selling but also dedicated to helping a new buyer who may need a little extra support to get started so....., **WE'VE REDUCED BELOW REPLACEMENT COST!**

This well-maintained, spacious mobile home has been lovingly cared for by its second owners. Inside the 14' x 64' home, you'll find plenty of space, along with a finished and heated 9' x 26' addition. Enjoy two large sheds (15'9" x 11'3"), a generous covered deck (26'6" x 9'9") with both stair and ramp access, ample parking, and your own private yard. (Brand new washing machine Feb 2025).

The home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, hand-scraped hardwood flooring in the main area, and full wheelchair accessibility with customized wider hallways, doors, and ramps.

To find the property, enter the south end of the park, keep right (east) on Aspen Way, follow it north, and turn left onto Alder Way. #71 will be on your right.

Built in 1982

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | A2185515                |
| Price          | \$129,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,139                   |
| Acres          | 0.00                    |
| Year Built     | 1982                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 71, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar  |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 5M9               |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard, Storage               |
| Roof              | Asphalt Shingle, Metal, See Remarks |
| Construction      | Aluminum Siding, Mixed, Wood Siding |
| Foundation        | See Remarks                         |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 10th, 2025 |
|-------------|--------------------|

Days on Market 82

## **Listing Details**

Listing Office CIR Realty

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