

406, 3223 83 Street NW  
Calgary, Alberta

MLS # A2165207



**\$115,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** Block

**Utilities:** -

**Features:** -

**Inclusions:** N/A

Nestled in the family-oriented Greenwood Village, this charming 2-bedroom, 1-bathroom home is ready for immediate possession. Residents will enjoy the convenience of RV parking available on-site for a nominal fee. The lease fee is comprehensive, covering water, sewer, garbage pickup, snow removal, common maintenance, as well as access to a kids park and a clubhouse. The prime location is a highlight, situated just steps away from the Calgary Farmers Market and close to Bowness Park. This proximity offers a plethora of outdoor recreational activities, from picnicking and boat rentals to winter skating and hiking along the serene Bow River. The west-central community boasts easy access to the recently completed Stoney Trail, making downtown a mere 20-minute drive and providing effortless routes to the mountains for weekend getaways.