

780-978-0157  
jenniferstudent@me.com

181, 3223 83 Street NW  
Calgary, Alberta

MLS # A2189619



**\$215,000**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Covered, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** -

**LLD:** -

**Exterior:** -

**Zoning:** -

**Foundation:** -

**Utilities:** -

**Features:** -

**Inclusions:** N/A

Welcome to Greenwood Village, one of Calgary's most sought-after mobile home communities. Nestled on a spacious pie-shaped lot near picturesque Bowness Park adjacent to the Calgary Farmers Market, sits a completely custom-renovated double-wide mobile home (1,222 ft<sup>2</sup>) offering a perfect blend of modern luxury and natural serenity. The property includes a double "x" carport, an energized shed with workbench, a large fenced yard with mature trees, a deck, a covered porch, and an outdoor fire pit for relaxing peaceful evenings. Inside, this home offers an inviting open-concept design, featuring three comfortable bedrooms and a 4-piece main bathroom. The primary suite provides a peaceful retreat with its own private 3-piece ensuite. The kitchen features new white cabinets, a tile backsplash, large windows, and stainless-steel appliances. The space is well-lit with ample natural light. The interior features a large living room and dining area, providing a cozy and stylish space for families to relax. Highlights of the renovation completed in 2021 include new insulation, drywall, windows, flooring, lighting, water lines, electrical panel, hot water heater, furnace, vinyl skirting, counter tops, cabinets, matte black hardware, tile backsplash, appliances, faucets, and millwork (refer to supplements for details). The lease fee includes water, sewer, garbage pickup, snow removal, common maintenance, kids park & clubhouse use. This is a family-oriented park with RV parking available on-site for a nominal fee. With its prime location steps away from the Calgary Farmers Market and near Bowness Park where residents can enjoy outdoor recreational activities including picnicking, boat rentals, skating in the winter and hiking along the tranquil Bow River. This west-central community offers green spaces, and the newly upgraded community

center for social gatherings and public transit hub. You have easy access to Stoney Trail, 20 minutes to downtown and only 50 minutes to the mountains! Experience the warmth of community living surrounded by natural beauty and urban convenience. Schedule a showing today &ndash; you will not be disappointed.