

# \$145,800 - 71, 3223 83 Street Nw, Calgary

MLS® #A2185515

**\$145,800**

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

Greenwood/Greenbriar, Calgary, Alberta

**HUGE PROMOTION!** 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....., **YOUR PAD RENT WILL BE COVERED FOR THE FIRST FULL YEAR!!**

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	\$145,800
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
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Days on Market 61

## **Listing Details**

Listing Office CIR Realty

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