

**78, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2218668**



**\$59,900**

|                  |                           |               |   |
|------------------|---------------------------|---------------|---|
| <b>Division:</b> | Greenwood/Greenbriar      |               |   |
| <b>Type:</b>     | Mobile/Manufactured House |               |   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |   |
| <b>Size:</b>     | 677 sq.ft.                | <b>Age:</b>   | - |
| <b>Beds:</b>     | 2                         | <b>Baths:</b> | 1 |
| <b>Garage:</b>   | Carport, Parking Pad      |               |   |
| <b>Lot Size:</b> | -                         |               |   |
| <b>Lot Feat:</b> | -                         |               |   |

|                    |            |                   |   |
|--------------------|------------|-------------------|---|
| <b>Heating:</b>    | Forced Air | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet     | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Metal      | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -          | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -          | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | -          | <b>Utilities:</b> | - |
| <b>Features:</b>   | -          |                   |   |

**Inclusions:** N/A

Nestled in a vibrant community, this mobile home is tailor-made for those looking for a cozy yet functional living space. This delightful home features two bedrooms and one bathroom, making it perfect for small families or anyone hoping to downsize without sacrificing comfort. The home has been thoughtfully updated with practicality in mind, boasting a metal roof installed in 2013 that extends over the carport and rear addition. Connect with nature or indulge in your morning coffee rituals on the enclosed wooden deck. It's like having an extra room, but with the added charm of outdoor ambiance. Transition from the deck through a unique mudroom-style entry which is perfect for kicking off your boots on rainy days. Five appliances are included to ensure your home is as functional as it is attractive. In addition, easy-to-maintain laminate flooring has replaced carpet throughout. Residents also enjoy proximity to essential amenities. From grocery stores like Blair's NOFRILLS just a short drive away to the enchanting Greenwich Park within walking distance, and even the Bowness Terminal NW for easy transit commutes, everything you need is just around the corner. Families will appreciate being close to the Calgary French & International School, making morning drop-offs a breeze. Offered "as is," this home awaits its new owners to bring their personal touches. Call today for more information!