

**90, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2265922**



**\$53,000**

|                  |                           |               |   |
|------------------|---------------------------|---------------|---|
| <b>Division:</b> | Greenview                 |               |   |
| <b>Type:</b>     | Mobile/Manufactured House |               |   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |   |
| <b>Size:</b>     | 1,144 sq.ft.              | <b>Age:</b>   | - |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |   |
| <b>Lot Size:</b> | -                         |               |   |
| <b>Lot Feat:</b> | -                         |               |   |

|                    |                            |                   |   |
|--------------------|----------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle            | <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>   | Ceiling Fan(s)             |                   |   |

**Inclusions:** N/A

This bright and well and maintained 3-bedroom, 1-bath home offers 1,144 sq. ft. of comfortable living space on a desirable corner lot. The home has seen several important updates, including a roof replaced just a few years ago, a new sliding glass door, new heat tape, and recent leveling for peace of mind. The water line has also been upgraded to PEX for added reliability. Enjoy a fully fenced yard with plenty of space to relax, garden, or entertain, and take advantage of the green space directly across the street. Located just minutes from the Calgary Farmers&rsquo; Market, shopping, and major routes. Vacant and ready for quick possession, a fantastic opportunity for first-time buyers, downsizers, or investors.