

**239, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2207220**



**\$99,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** n/a

This updated 3-bedroom, 2-bathroom double-wide manufactured home in Greenwood Village offers over 1,100+ sq. ft. of comfortable living space. The bright, open layout features a spacious living room, dining area, and kitchen with new laminate flooring extending through the hallway, laundry room, and primary bedroom. Large windows fill the home with natural light, while the kitchen boasts ample cabinetry, generous counter space, and an accessible-height prep area. The primary bedroom easily fits a king-size bed and includes a 4-piece ensuite. There are two additional bedrooms and a main full bath, both featuring updated vanities, sinks, and low-flush toilets. The laundry room has a newer washer, and a new hot water tank was installed in 2023. Outside, enjoy a private, fenced backyard with no rear neighbors, a storage shed with dual access, a side patio, and a front side deck—perfect for morning coffee or evening barbecues. A newer accessibility ramp provides easy entry. Located just steps from Calgary Farmers’ Market West, restaurants, and shops, this home is minutes from Trinity Hills Shopping Center and C.O.P., with quick access to Hwy 1, Stoney Trail, and transit services.