

**227, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2244990**



**\$149,500**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Greenwood/Greenbriar                         |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House                    |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                      |               |                   |
| <b>Size:</b>     | 1,206 sq.ft.                                 | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 3                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Side By Side, Stall |               |                   |
| <b>Lot Size:</b> | -                                            |               |                   |
| <b>Lot Feat:</b> | -                                            |               |                   |

|                    |                                                               |                   |   |
|--------------------|---------------------------------------------------------------|-------------------|---|
| <b>Heating:</b>    | Central, Natural Gas                                          | <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>   | Wood Frame, Wood Siding                                       | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Piling(s)                                                     | <b>Utilities:</b> | - |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, Skylight(s), Vinyl Windows |                   |   |

**Inclusions:** NA

One of the lowest priced 3 bedroom/2 bath mobile homes in Calgary. This home has mostly original finishes; needs some updating inside and is priced accordingly. This is a corner lot with a the lovely fenced yard. The tall hedges on two sides and no neighbour on one side gives you extra privacy. The long covered deck, with garden doors to the kitchen, extends your living space and will bring plenty of outdoor enjoyment. The kitchen is nice and bright with double skylight over the sink and large garden doors to the deck. There's no shortage of storage with the abundance of built in cabinetry. The primary bedroom is at the back of the home with a large 4 piece ensuite and walk in closet. The other end of the home has 2 more bedrooms and another 4 piece bath making it ideal for guests to have their own space. The furnace in the home is original but has been regularly maintained and a new motor was just installed. The central air will keep you comfortable during the hot summer months. Plumbing was upgraded to pex 2025, new hot water tank was installed 2023, new skirting installed 2024 and the deck was re-surfaced in 2022. The roof is about 7 years old and the roof on the shed was done 4 years ago. The expensive maintenance has been done so you can update the flooring and paint to make the home yours. You can't beat the location; just a short walk to the West Farmer's Market, dog park and bus stop. Lot fee is \$1275/month and includes water, sewer,, waste and recycling services. Pet restrictions are 2 per home; dogs no more than 35 lbs when fully grown.