



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

286, 3223 83 Street NW  
Calgary, Alberta

MLS # A2253105



**\$139,900**

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,377 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1
Garage:	Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Membrane
Basement:	-
Exterior:	-
Foundation:	Block
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: N/A

Welcome to Greenwood Village! This charming home is ideally situated on one of the community's prime lots, facing a serene treed green space with no neighbors in front. Just minutes away from the new Calgary Farmers' Market and a growing list of nearby amenities, this location offers both convenience and lifestyle. A welcoming front porch and spacious carport greet you at the entry—perfect for protecting your vehicle from Calgary's snow and hail. Inside, the open layout begins with a bright dining area designed for gatherings, flowing into a well-appointed kitchen complete with a central island and abundant cupboard space. The large living room features expansive windows overlooking the green space, creating a peaceful setting for relaxation. Down the hall are three comfortable bedrooms, with laundry conveniently located in the third. A 3-piece bathroom completes the main living area. Step outside to the oversized back deck, a great spot for morning coffee or unwinding at day's end. Recent upgrades include fresh paint, new laminate flooring, updated insulation (R20 with 10mm poly vapour barrier), roof and eaves (2023), commercial grade stadium lighting for the carport and one of the 2 furnaces was rebuilt last year. Enjoy the outdoors year-round with Bowness Park just minutes away—perfect for picnics, skating, boat rentals, and riverside trails. Greenwood Village also offers community green spaces, direct access to Canada Olympic Park for ski enthusiasts, and quick routes to the mountains. On-site RV parking adds to the convenience. This well-maintained, move-in-ready home blends comfort, updates, and an unbeatable location.