



GRASSROOTS
REALTY GROUP

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239, 3223 83 Street NW
Calgary, Alberta

MLS # A2265452



\$59,900

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

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

Inclusions: N/A

This 3-bedroom, 2-bathroom double-wide manufactured home in Greenwood Village is an estate sale and offers an excellent opportunity for the right buyer. With over 1,100 sq. ft. of living space, the home features a bright and open layout, including a spacious living room, dining area, and kitchen. Recent updates include new laminate flooring throughout the hallway, laundry room, and primary bedroom. The kitchen offers ample cabinetry, generous counter space, and an accessible-height prep area, while large windows fill the home with natural light. The primary bedroom comfortably fits a king-size bed and includes a 4-piece ensuite. Two additional bedrooms and a main full bath feature updated vanities, sinks, and low-flush toilets. A newer washer is included in the laundry room, 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 allows for easy entry, however can easily be removed with stairs underneath intact. While the home does need some work, it presents a great opportunity to add value and make it your own. Located steps from Calgary Farmers’ Market West, restaurants, and shops, and just minutes from Trinity Hills Shopping Center, C.O.P, Hwy 1, Stoney Trail, and transit.