



GRASSROOTS
REALTY GROUP

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454, 3223 83rd Street NW
Calgary, Alberta

MLS # A2272127



\$98,000

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,215 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: -

Foundation: -

Features: -

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: -

Utilities: -

Inclusions: N/A

MOVE IN READY!!! Over 1200 sf in this newly updated open concept home. Starting with the outside... Upgraded Hardie Panel siding on the exterior, new peaked roof & shingles, 2 decks (1-front & one covered in the back), huge shed, new windows, parking for 3 cars AND RV parking in a secured lot on site. Drywall & new 4" Hickory Hardwood flooring, ceramic tiles in the entry way with a mirrored closet. Big modern kitchen with bamboo counter tops, tiled back splash, all appliances, wrap around eating bar with patio doors off the kitchen that lead to the front deck with plenty of room for a kitchen table. Living room is very large with many windows bringing in a ton of natural light. Primary bedroom easily fits a king & has 2 pce ensuite, 2nd bedroom is large with walk-in-closet & 3rd bedroom is perfect for a home office. Main bath has jacuzzi tub, separate shower, new vanity and still lots of room. Laundry room with washer / dryer also has storage. Mud room at the back of the home has a storage closet & leads you to the beautiful covered deck to be enjoyed year round! All newer fencing 7 lots of grass for kids and dogs. There are pet restrictions such as weight & breed but none relating to children and / or age of occupants. This is a family oriented park. RV parking is available on site for a normal fee. Includes a large shed and clubhouse use! Lease fee of \$840 includes water, sewer, garbage pickup, snow removal, common maintenance, kids park and clubhouse use. Transit service is through the park as well as school bus service. With Bowness Park (boat rentals, picnic areas, skating in the winter and water access) right around the corner, the new Farmer's Market, Superstore, C.O.P (Skiing, snowboarding, tubing and go karting in the summer), easy access to Stoney Trail, 20 minutes to downtown and 50 to the Mountains, YOU'VE GOT IT ALL! Price has been reduced

for quick sale. Contact your favorite realtor to view.