



512, 3223 83 Street NW  
Calgary, Alberta

MLS # A2283933



**\$84,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** Deep Freeze, Second Fridge

\*\*\*OPEN HOUSE SUNDAY APRIL 19TH 1PM-3PM\*\*\* Bright, affordable, and move-in ready! This 3 bedroom, 2 bathroom home is the perfect opportunity for comfortable living under \$85,000. Inside, you'll find durable laminate flooring throughout, offering a clean, modern look that's easy to maintain. The smart layout provides good separation between bedrooms and functional living space for families, roommates, or anyone needing a home office or guest room. Located in a well-managed park with a community clubhouse that hosts activities year-round, there's a great sense of connection and convenience. Calgary Transit services the park, making commuting simple, while nearby amenities include Calgary Farmers' Market, WinSport ski & snowboard hill, and quick access to Stoney Trail for easy travel around the city. Lot fees include water, sewage, snow removal, and garbage pickup, helping make monthly budgeting straightforward. Quick possession available &mdash; move in and start enjoying affordable home ownership right away!