



124, 3223 83 Street NW  
Calgary, Alberta

MLS # A2298577



**\$95,000**

<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>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Other

**Foundation:** Block

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** none

AFFORDABILITY AND LOCATION, LOCATION, LOCATION!!! Move-In Ready with Rare 2-Car Garage! If you are looking for an updated, and highly functional home, this is it. This Greenwood Village residence offers a unique layout featuring 2 bedrooms plus a den&mdash;perfect for a home office or extra storage. A standout feature is the 2-car tandem garage, a rare find that provides secure parking and additional workspace. The home has durable vinyl plank flooring, and a kitchen with ceiling-height cabinetry that maximize storage. Roof replaced 3 years ago. Located in a well-managed community next to the Calgary Farmers Market with quick access to Stoney Trail. A solid, practical home offering exceptional utility and value. Current Monthly lease \$955 includes water, garbage and compost pick up at the front of the unit, collective recycle deposit within the the Village. Buyers are encourage to ask management for potential adjustments on lease fee. Roof done in 2023, Furnace 2017,