



**362, 3223 83 Street NW  
Calgary, Alberta**

**MLS # A2299003**



**\$69,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | Greenwood/Greenbriar      |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 870 sq.ft.                | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street                |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                         |                   |   |
|--------------------|-------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Vinyl Plank     | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Membrane                | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                       | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -                       | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Piling(s)               | <b>Utilities:</b> | - |
| <b>Features:</b>   | -                       |                   |   |

**Inclusions:** TV Brackets, Storage Shed x 2, BBQ

OPEN HOUSE Sunday April 26, from 12 - 3 pm! PRICED TO SELL! SELLER HIGHLY MOTIVATED! Welcome to Poplar Street in Greenwood Village, if you are seeking affordable living in a prime location, look no further! This move in ready home has all the big ticket items already taken care of, new furnace, hot water tank, main bathroom redone, newer appliances and new vinyl flooring. With 3 bedrooms, including a primary bedroom with 2 piece ensuite, two additional bedrooms and another full bathroom with gorgeous new therapeutic jetted tub. The fully appointed kitchen was recently painted and includes all the appliances, with ample cupboard space, the chef in the family will not be disappointed. The open concept makes family gatherings and entertaining a breeze with room for the whole family. The backyard offers multiple places to relax including a beautiful covered deck with tons of trees providing privacy and tranquility, there is 2 storage sheds for your convenience, one currently being used as a workshop. Walking distance to the Farmers Market and easy access to shopping, Stony Trail and quick access to the Mountains, a new affordable lifestyle is ready for you in Greenwood Village!