



6, 3223 83 Street NW
Calgary, Alberta

MLS # A2128207



\$119,800

Division:	Greenwood/Greenbriar		
Type:	Mobile/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	952 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Carport, Driveway, Off Street, Tandem		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Metal Siding , Mixed
Foundation:	None
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: metal storage shed and built-on workshop

OPEN HOUSE SATURDAY AUGUST 3, 2024 FROM 2:00 to 4:00 pm. BE SURE TO COME CHECK IT OUT!!! Great smaller economically priced home ideal for single or 2 people. Seller says some recent renovations have been done such as, new shingles, new carport, new deck and new shop in 2021, new water heater in 2022, all waterlines recently replaced with pex, newer heat tape for these waterlines to keep from freezing in cold winters, and recently replaced under unit insulation for warmer floors, which the owner says made a great difference, extra windows installed for more natural light. You also get a large soaker tub, large shop/storage at back of carport, covered patio/deck, and private back yard. Check it out to see if it's right for you before it's gone. This excellent mobile home community comes with playgrounds for children, and school bus service as well as transit buses come right into the community. Located on top of the hill in GreenBrier right next to the new Calgary Farmers Market just off Greenbrier Blvd in Bowness. Also close to the Canada Olympic Park. So, from here you have easy and quick access to the Trans-Canada Highway to head west to the Mountains, as well as #201 known as Stoney Trail to head North and or South. When you purchase this home, you are buying just the buildings. To keep it on this location, any new owner/buyer will be required to pay \$1,150. per month lot rent. This lot rent includes all water, sewer, recycling, and garbage pick-up at this location.