

# **\$84,900 - 393, 3223 83 Street Nw, Calgary**

MLS® #A2239253

**\$84,900**

3 Bedroom, 1.00 Bathroom, 1,321 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

You won't want to miss this cute little gem that combines affordable living with updated style. There's no shortage of curb appeal to this home with its no maintenance artificial turf front yard. There is a nice little metal gazebo for when you want to enjoy the sunshine and chat with your neighbours. If privacy is more your style, you'll appreciate the large covered porch that also offers shade for hot days. Step into the home and be wowed by the modern stylish decor. The bright open concept living area boasts a two tone kitchen that has good cupboard and counter space with enough room for a dining table. The adjacent living room makes the space perfect for families with small children or for entertaining. Down the hall there is a nice sized bedroom/flex room that looks out on the porch plus another small bedroom on the other side. A big family room serves as another entertainment space separate from the main living area. The primary bedroom is at the end of the home with room for bigger furniture. Attached to the home is a big workshop that has a small roll up door. This makes a great area for the person who likes to tinker, extra parking for a small car or storage for motorbikes or ATVs. At the end of the workshop is another storage shed. There's a small yard in the back. Lot fee is \$1,275/month which includes water, sewer, waste and recycling services. Two pets allowed per home; dogs must be less than 35lbs. Enjoy the proximity to the West Calgary Farmer's market and other amenities in the



area like walking/bike paths, shopping, public transit direct to the community and it's a quick exit from the city to enjoy weekends in the mountains. This is one of the nicest homes in the community for the size and price; pride of ownership shows.

Built in 1976

### Essential Information

MLS® #	A2239253
Price	\$84,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,321
Acres	0.00
Year Built	1976
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	393, 3223 83 Street Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5P1

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Built-in Features, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer, Satellite TV Dish

Heating	Central, Natural Gas
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## Exterior

Exterior Features	Storage
Roof	Metal
Construction	Metal Siding, Vinyl Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	July 11th, 2025
Days on Market	15

## Listing Details

Listing Office	MaxWell Canyon Creek
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