

# \$124,900 - 295, 3223 83 Street Nw, Calgary

MLS® #A2203258

**\$124,900**

2 Bedroom, 2.00 Bathroom, 954 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to this pristine mobile home located in the highly sought-after and friendly community of Greenwood Village! With 954.19 Sq Ft of beautifully maintained living space, this 2-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and style. As you step inside, you'll immediately notice the abundance of natural light filling the space, creating a warm and welcoming atmosphere. The open-concept floor plan features a spacious foyer, a 4-piece bathroom, and a generously sized 2nd bedroom. The living room is large and perfect for entertaining, providing a great space for family gatherings and relaxing with friends. The kitchen boasts elegant white cabinetry, sleek black appliances, and a convenient breakfast bar for casual dining. Just off the kitchen is a cozy dining area, ideal for enjoying meals together. Plus, the laundry room provides added convenience, with a door leading directly out to the large deck. The primary bedroom is a peaceful retreat, complete with a 4-piece En-suite bath that features a relaxing soaking tub – perfect for unwinding after a long day. Step outside to the north-facing deck and enjoy the serene surroundings. Whether you're hosting a BBQ with friends, lounging in the sun, or stargazing at night, this outdoor space is a true highlight of the home. Updates to the home include a new roof (2019), hot water tank (2017), a brand-new front deck (2023), and upgraded heat tape (2023), vinyl skirting (2018), updated countertops (2023),



freshly painted (2023), ensuring peace of mind for years to come. Greenwood Village is a well-established, family-friendly park community offering fantastic amenities, including a clubhouse, playground, and quiet streets. The dog park nearby is perfect for pet lovers, and the home is ideally located near shops, parks, the Farmers Market, Children's Hospital, Foothills Hospital, COP Ski Hill, and public transit. With easy access to Highway 1 and Stoney Trail, commuting couldn't be easier. Don't miss the opportunity to make this amazing home yours! Schedule a showing today and experience everything this wonderful property and neighborhood have to offer!

Built in 1997

### Essential Information

MLS® #	A2203258
Price	\$124,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	954
Acres	0.00
Year Built	1997
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	295, 3223 83 Street Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5N6

## Amenities

Amenities	Clubhouse, Coin Laundry, Dog Park, Playground
Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Front Drive, Parking Pad, Asphalt

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Private
Roof	Asphalt
Construction	Wood Siding
Foundation	Block

## Additional Information

Date Listed	March 26th, 2025
Days on Market	6

## Listing Details

Listing Office	RE/MAX House of Real Estate
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