

# \$159,900 - 95, 3223 83 Street Nw, Calgary

MLS® #A2221066

**\$159,900**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

PRICE REDUCED JULY 22 AND TRULY MOVE IN READY! Pride of ownership is evident in this 3 bed, 2 bath home in the manufactured NW community of Greenwood Village. No age restrictions here as it is an all-ages community. This home sits on a semi cul-de-sac with Greenspace across the street from the home. Nice and quiet with very private backyard (grass seed just planted) and beautiful deck for those family BBQs. This home sits on a good size lot with tons of room for the kids/dogs to play around. Big exterior shed keeps all the outdoor & storage stuff tucked away. Driveway is a side by side not tandem so no need to jockey cars back and forth. The following upgrades make this home truly move in ready. Upgrades done in the recent years include \*2024\* new siding, eaves, \*2023\* front picture window, counter tops, large kitchen sink, flooring, painted in modern colours throughout and to round out 2023 the home was levelled, \*2018\* furnace & \*2017\* roof. The living room is big with lots of natural sunlight. The kitchen's skylight brings in more abundance of light making the living room/kitchen area bright & open. Kitchen has ample cupboard space & has a newer dishwasher & room for dining table. Primary bedroom is large (fits a king size bed and still room for night tables), wall to wall closet space and has the updated 4pc ensuite. The other 2 bedrooms are at the other end of the home and has a 4pc bathroom as well. Perfect for a roommate/kids/guests situation. Lease fee of



\$1,275.00 per month includes garbage pickup, water, sewer services, common area maintenance and use of the clubhouse. The newly updated clubhouse offers games room, activities, kitchen for community events and a stand-alone laundromat. Greenwood Village is conveniently located near local schools, recreation, shopping, and entertainment, making it an accessible and a family-friendly community. City transit runs throughout the park as does the school bus. Waking paths throughout, paved roads and loads of mature trees make this community a great place to live. Easy access to major routes ie. Stoney Trail & 16 Ave. Also, minutes to Bowness Park - enjoy outdoor recreational activities including picnics, boat rentals, skating in the winter and hiking along the tranquil Bow River. This community offers green spaces & is across from Canada Olympic Park for the ski enthusiasts and gateway to the mountains (Alberta's Pride) and RV parking is available on site. Next to the famous Farmer's Market where everything is "local".

Built in 1995

### Essential Information

MLS® #	A2221066
Price	\$159,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.00
Year Built	1995
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home

Status	Active
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## Community Information

Address	95, 3223 83 Street Nw
Subdivision	Greenwood/Greenbriar
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5M9

## Amenities

Parking Spaces	2
Parking	Parking Pad

## Interior

Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

## Exterior

Roof	Asphalt
Foundation	Piling(s)

## Additional Information

Date Listed	May 15th, 2025
Days on Market	91

## Listing Details

Listing Office	TREC The Real Estate Company
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