

# \$134,900 - 367, 3223 83 Street Nw, Calgary

MLS® #A2227437

**\$134,900**

2 Bedroom, 2.00 Bathroom, 1,281 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to this charming well maintained 2-bedroom, 1.5-bathroom mobile home, nestled on far end of the park, with views that are jaw dropping in, Greenwood Village Mobile Home Park. This older mobile home has been lovingly cared for and offers a bright and welcoming living space, perfect for those seeking comfort and tranquility in a family-friendly neighborhood. Step inside and be greeted by an abundance of natural light streaming through the skylights and numerous windows. The living space features a thoughtful layout, ideal for both relaxing and entertaining. The kitchen is equipped with 3 appliances ( refrigerator, stove, hood fan), offering a modern touch, and provides ample storage and counter space for all your culinary needs. The bedrooms are cozy and comfortable, the primary bedroom providing plenty of room for relaxation. The well-maintained 4 pc bathroom serves the home with style and functionality, there is a 2 pc bathroom in the front bedroom. Recent updates include a newer hot water tank, newer furnace, and a older washer/dryer. Outside, you'll find a lovely roof top deck and patio ( with a hottub that has never been used by this owner), perfect for enjoying your morning coffee or hosting outdoor gatherings, there is a large greenhouse, also a workshop (with access to under the mobile (this is well kept and lighted). The driveway adds extra convenience for parking and accessibility, rare find in this park is a garage that opens on both



ends) . Located on a quiet street with excellent neighbors, this home offers a peaceful retreat from the hustle and bustle of city life.

Greenwood Village is ideally located near shopping, parks, the new farmers market in Northwest Calgary, and Stoney Trail, making commuting and daily errands a breeze. Plus, pet owners will love being steps away from a dog park, perfect for giving your furry friends plenty of space to run and play. Don't miss this rare opportunity to own a well-maintained mobile home with some the upgrades you need. Schedule a viewing today with your favourite Realtor and make this delightful property your new home!

Built in 1976

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2227437                |
| Price          | \$134,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,281                   |
| Acres          | 0.00                    |
| Year Built     | 1976                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 367, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5N9                |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Converted Garage, Carport, Driveway |
| # of Garages   | 1                                   |

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Vinyl Windows, Laminate Counters, Skylight(s)  |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Built-In Gas Range |
| Heating           | Forced Air, Natural Gas                                        |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Entrance, Wood Burning Stove                                   |

## Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Piling(s)       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 83             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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