

71, 3223 83 Street NW  
Calgary, Alberta

MLS # A2185515



# \$129,900

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** All shelving and benches in shop

MASSIVE REDUCTION! Looking for a place to truly call your own? Your search ends here! Our client is not only serious about selling but also dedicated to helping a new buyer who may need a little extra support to get started so....., WE'VE REDUCED BELOW REPLACEMENT COST! This well-maintained, spacious mobile home has been lovingly cared for by its second owners. Inside the 14' x 64' home, you'll find plenty of space, along with a finished and heated 9' x 26' addition. Enjoy two large sheds (15'9" x 11'3"), a generous covered deck (26'6" x 9'9") with both stair and ramp access, ample parking, and your own private yard. (Brand new washing machine Feb 2025). The home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, hand-scraped hardwood flooring in the main area, and full wheelchair accessibility with customized wider hallways, doors, and ramps. To find the property, enter the south end of the park, keep right (east) on Aspen Way, follow it north, and turn left onto Alder Way. #71 will be on your right.