



## 3223 83 Street Calgary Alberta

\$189,900

Move in before Christmas and enjoy the holidays in this fantastic community! Located within minutes to Canada Olympic Park and the Farmers Market, this is one of the largest homes that has been for sale in some time in the area. this rare 1290 square foot 3 bedroom 2 bathroom home has all the space you need in all the right places. Featuring a large living room with a vaulted ceiling, you can easily entertain your large family during birthdays and holidays. This home also features a 11'4"x7'8" storage room that could easily be converted into an office or 4th bedroom. This home has undergone renovations and updates that include: New Quartz countertop with under-mount sink in the Kitchen, Brand new Stainless Steel Kitchen appliances. Brand new Luxury Vinyl plank and fresh paint throughout the entire home. Quartz countertops and under-mount sinks in both bathrooms along with new toilets and lighting. Brand new windows are ordered and will be installed in the living room, kitchen, and bedrooms before Christmas. Outside you will find a spacious porch/deck ideal for summer barbeques and get together, and 2 sheds are ready to meet your outdoor storage needs. The monthly lot fee conveniently includes water, sewer, waste and recycling services. This pet-friendly community allows up to 2 animals per home (dogs must be 35 lbs or less) and you will come to love some of the amenities like the dog park, basketball court, playgrounds, and more. With such good proximity to ski hills, shopping, the mountains, and stoney trail, this property is prime to be the next home for someone, will it be you? Contact your favorite Realtor and book your private viewing today. (id:6769)

Living room 15.33 Ft x 15.67 Ft

Dining room 8.00 Ft x 12.08 Ft

Kitchen 8.17 Ft x 12.33 Ft

Primary Bedroom 11.50 Ft x 13.08 Ft

Bedroom 7.83 Ft x 9.50 Ft

Bedroom 7.83 Ft x 9.42 Ft

Office 7.67 Ft x 11.33 Ft

Other 4.08 Ft x 7.00 Ft

Laundry room 5.58 Ft x 7.08 Ft

4pc Bathroom 5.00 Ft x 9.42 Ft

2pc Bathroom 4.75 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
CIR REALTY

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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