



## 3223 83 Street Calgary Alberta

\$119,800

MOTIVATED SELLER, PRICE ALREADY REDUCED BY OVER \$13,000.!!! Great smaller economically priced home ideal for single or 2 people. Seller says some recent renovations have been done such as, new shingles, new carport, new deck and new shop in 2021, new water heater in 2022, all waterlines recently replaced with pex, newer heat tape for these waterlines to keep from freezing in cold winters, and recently replaced under unit insulation for warmer floors, which the owner says made a great difference, extra windows installed for more natural light. You also get a large soaker tub, large shop/storage at back of carport, covered patio/deck, and private back yard. Check it out to see if it's right for you before it's gone. This excellent mobile home community comes with playgrounds for children, and school bus service as well as transit buses come right into the community. Located on top of the hill in GreenBrier right next to the new Calgary Farmers Market just off Greenbrier Blvd in Bowness. Also close to the Canada Olympic Park. So, from here you have easy and quick access to the Trans-Canada Highway to head west to the Mountains, as well as #201 known as Stoney Trail to head North and or South. When you purchase this home, you are buying just the buildings. To keep it on this location, any new owner/buyer will be required to pay \$1,150. per month lot rent. This lot rent includes all water, sewer, recycling, and garbage pick-up at this location. (id:6769)

Living room 13.25 Ft x 15.67 Ft

Other 13.17 Ft x 13.25 Ft

Primary Bedroom 10.00 Ft x 12.83 Ft

4pc Bathroom 7.83 Ft x 5.58 Ft

Bedroom 10.58 Ft x 11.00 Ft

Laundry room 5.58 Ft x 10.08 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://henrypenner.ca/>



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