



## 3223 83 Street Calgary Alberta

\$114,900

Welcome to Greenwood Village. This well-maintained home offers 3 good sized bedrooms, a full 4-piece bathroom, a large laundry and storage room, and an open kitchen, dining and living area. A few steps up from the entry brings you into the bright living room, while the sunny south-facing kitchen offers plenty of cabinet and counter space along with views toward Canada Olympic Park. One bedroom is located just off the living room, with two more down the hall including a spacious primary bedroom. The updated 4-piece bathroom and the large laundry/storage room are also located down the hall, with the storage room providing access out to the carport and backyard. Outside you will find a long driveway with an extended carport that allows parking for up to 3 vehicles, with two under cover. The fully fenced private backyard is a great space to enjoy year round. Greenwood Village is conveniently located with quick access to 16th Avenue, Stoney Trail, Bowness, Trinity Hills Shopping and the Calgary Farmers' Market, which is just a short walk away. Updates include a new roof and extended carport (2022), new windows, updated flooring throughout, stainless steel gas range (2023), stainless steel dishwasher (2023), updated siding and skirting, renovated bathroom (2023), and a new tile backsplash in the kitchen (2023). Monthly lease includes water, garbage and compost pick up at the front of the unit, collective recycle deposit within the the Village. Two pets allowed per home and dogs must be 35 pounds or under. Unit is 1038 sq ft but RMS Measurement shows lower (642.3) due to some rooms having under 7 ft ceilings . (id:6769)

Other 18.17 Ft x 10.17 Ft

Living room 18.00 Ft x 11.33 Ft

Primary Bedroom 11.42 Ft x 10.58 Ft

Bedroom 8.75 Ft x 9.50 Ft

Bedroom 15.92 Ft x 6.50 Ft

4pc Bathroom 8.58 Ft x 6.42 Ft

Laundry room 13.08 Ft x 6.25 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.garybrand.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca