



## 3223 83 Street Calgary Alberta

\$155,000

OPEN HOUSE SATURDAY OCTOBER 5, 2024...Welcome to Greenwood Village, where comfort and convenience come together in this charming 3-bedroom, 2-bathroom, with the addition of a family room, with an attached bathroom (3pc), mobile home. The lot fee's for this unit are \$1150.00/month, includes water, sewer, recycling, garbage. Located in a family-friendly community, this delightful residence is perfect for singles, couples, or small families seeking a cozy and affordable living space. As you step inside, you'll be greeted by a bright and inviting living area, designed for both relaxation and functionality. The open-concept layout seamlessly connects the living room, dining area, and kitchen, making the most of the available space. The kitchen is well-equipped with modern appliances, ample counter space, and plenty of storage, making meal preparation a breeze. The bedroom offers a peaceful retreat, complete with generous closet space and natural light. The well-maintained bathroom features all the essentials you need for your daily routine. One of the standout features of this home is its prime location within Greenwood Village. This family-friendly community is known for its welcoming atmosphere and proximity to a variety of amenities. Just a short distance away is the beautiful Bowness Park, a local favorite for its scenic walking trails, picnic areas, and recreational opportunities. Spend your weekends exploring the park, enjoying picnics by the river, or taking leisurely strolls through the lush green spaces. In addition to its natural beauty, Greenwood Village is conveniently close to shopping and dining options. The new farmers market in Northwest Calgary is just a short walk away, offering fresh, locally-sourced produce and unique artisanal goods. You'll also find grocery stores, retail shops, and restaurants nearby, ensuring that all your daily needs are met...

Other 4.00 Ft x 3.58 Ft

Bedroom 10.83 Ft x 9.42 Ft

Living room 15.00 Ft x 16.00 Ft

Dining room 7.83 Ft x 9.00 Ft

Kitchen 7.17 Ft x 14.92 Ft

Pantry 5.75 Ft x 6.42 Ft

Laundry room 7.58 Ft x 5.67 Ft

Furnace 2.42 Ft x 2.17 Ft

3pc Bathroom 7.50 Ft x 13.25 Ft

Other 13.33 Ft x 10.50 Ft

Other 14.50 Ft x 8.08 Ft

Other 5.75 Ft x 7.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Primary Bedroom 12.50 Ft x 11.33 Ft

Family room 9.25 Ft x 20.67 Ft

4pc Bathroom 8.67 Ft x 6.33 Ft