

# \$140,000 - 111, 3223 83 Street Nw, Calgary

MLS® #A2245175

**\$140,000**

3 Bedroom, 1.00 Bathroom, 1,063 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

Welcome to this beautifully renovated 1,063 sq. ft. mobile home located in the community of Greenwood Village. Ideally situated just steps from a playground and within minutes of the new Calgary Farmersâ€™ Market and other growing amenities, this home offers both comfort and convenience.

Inside, you'll find a bright and functional layout with a spacious living room at the heart of the home, seamlessly connecting to the dining nook and kitchenâ€”perfect for both everyday living and entertaining. The kitchen features a stylish mosaic tile backsplash, a custom raised eating bar, and pantry for extra storage.

The large primary bedroom is tucked away at one end of the home for added privacy, while two additional good-sized bedrooms are making it an ideal setup for families, guests, or a home office. A 4-piece bathroom and a dedicated laundry room with washer and dryer complete the interior.

The front driveway can accommodate up to three vehicles, and a generously sized deck offers a welcoming outdoor space to relax and enjoy the peaceful surroundings.

Enjoy easy access to major routes including Stoney Trail and 16th Avenue/Highway 1, making commutes and weekend getaways a breeze. You're just minutes from Bowness Park, where you can enjoy year-round outdoor



activities such as picnics, boat rentals, skating, and hikes along the Bow River. Greenwood Village also features community green spaces, is directly across from Canada Olympic Park for ski enthusiasts, and serves as a gateway to the mountains. On-site RV parking is available for added convenience.

This well-maintained home is move-in ready and ideally located. Don't miss this opportunity!

Built in 1971

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2245175                |
| Price          | \$140,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,063                   |
| Acres          | 0.00                    |
| Year Built     | 1971                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 111, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B5N2                 |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 2                                                  |
| Parking        | Asphalt, Driveway, Parking Pad, Stall, Front Drive |

**Interior**

|            |                                                                                                               |
|------------|---------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Purifier |
| Heating    | Forced Air                                                                                                    |

**Exterior**

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 2                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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