

# \$255,000 - 253, 3223 83 Street Nw, Calgary

MLS® #A2115726

**\$255,000**

3 Bedroom, 2.00 Bathroom, 1,344 sqft

Mobile on 0.00 Acres

Greenwood/Greenbriar, Calgary, Alberta

OPEN HOUSE - Saturday & Sunday April 27 & 28 from noon to 3:00 pm. Nestled near picturesque Bowness Park adjacent to the Calgary Farmers Market, sits a completely custom-renovated double-wide mobile home (1344 ft<sup>2</sup>) offering a perfect blend of modern luxury and natural serenity. The charming exterior is adorned with board & batten accents, faux dry stack stone, large new windows, and an expansive front porch. There is an attached carport, 8'x8' shed with matching siding and a good-sized fully fenced yard. Step inside and you are immediately struck by the elevated level of finishing and thoughtful interior design. Luxury vinyl flooring throughout the home, ensuite (with comfort height toilets), shiplap feature wall in the dining room & office, and a working vintage gas fireplace. The gourmet kitchen is a chef's dream with two-tone cabinets, moveable island, stainless farm sink with Grohe faucet, custom backsplash, stainless steel appliances, fridge plumbed for water & ice, pot filler and a large corner pantry. There is a barnboard feature wall in the hallway, laundry room with washer/dryer, freezer & second exit with new door. Big ticket items include furnace & stack 2022, HWT 2015, roof 2016, and siding 2022. This is a family-oriented park with RV parking available on-site for a nominal fee. The lease fee includes water, sewer, garbage pickup, snow removal, common maintenance, kids park & clubhouse use. With its prime location near Bowness Park, residents can enjoy



outdoor recreational activities including picnicking, boat rentals, skating in the winter and hiking along the tranquil Bow River. This west-central community offers easy access to the recently completed Stoney Trail, 20 minutes to downtown and only 50 minutes to the mountains! Do not miss this opportunity to enjoy the amenities of one of Calgary's most desirable neighborhoods at an affordable price!

Built in 1975

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2115726                |
| Price          | \$255,000               |
| Sold Price     | \$245,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,344                   |
| Acres          | 0.00                    |
| Year Built     | 1975                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Sold                    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 253, 3223 83 Street Nw |
| Subdivision | Greenwood/Greenbriar   |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5N5                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

Parking Attached Carport

## Interior

Interior Features Ceiling Fan(s), Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

## Exterior

Exterior Features Storage

Roof Asphalt Shingle

Foundation Piling(s)

## Additional Information

Date Listed March 20th, 2024

Date Sold May 22nd, 2024

Days on Market 63

HOA Fees 0.00

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.