



**DJ Golden**  
**REAL ESTATE**

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**95, 3223 83 Street NW**  
**Calgary, Alberta**

**MLS # A2221066**



**\$164,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Exterior Shed

WOW&hellip;talk about move in ready! Pride of ownership is evident in this 3 bed, 2 bath home in the manufactured NW community of Greenwood Village. No age restrictions here as it is an all-ages community. This home sits on a semi cul-de-sac with Greenspace across the street from the home. Nice and quiet with very private backyard (grass seed just planted) and beautiful deck for those family BBQ's. This home sits on a good size lot with tons of room for the kids/dogs to play around. Big exterior shed keeps all the outdoor & storage stuff tucked away. Driveway is a side by side not tandem so no need to jockey cars back and forth. The following upgrades make this home truly move in ready. Upgrades done in the recent years include \*2024\*new siding, eaves, \*2023\* front picture window, counter tops, large kitchen sink, flooring, painted in modern colours throughout and to round out 2023 the home was levelled, \*2018\* furnace & \*2017\* roof. The living room is big with lots of natural sunlight. The kitchen's skylight brings in more abundance of light making the living room/kitchen area bright & open. Kitchen has ample cupboard space & has a newer dishwasher & room for dining table. Primary bedroom is large (fits a king size bed and still room for night tables), wall to wall closet space and has the updated 4pce ensuite. The other 2 bedrooms are at the other end of the home and has a 4pce bathroom as well. Perfect for a roommate/kids/guests situation. Lease fee of \$1,275.00 per month includes garbage pickup, water, sewer services, common area maintenance and use of the clubhouse. The newly updated clubhouse offers games room, activities, kitchen for community events and a stand-alone laundromat. Greenwood Village is conveniently located near local schools, recreation, shopping, and entertainment, making

it an accessible and a family-friendly community. City transit runs throughout the park as does the school bus. Waking paths throughout, paved roads and loads of mature trees make this community a great place to live. Easy access to major routes ie. Stoney Trail & 16 Ave. Also, minutes to Bowness Park - enjoy outdoor recreational activities including picnics, boat rentals, skating in the winter and hiking along the tranquil Bow River. This community offers green spaces & is across from Canada Olympic Park for the ski enthusiasts and gateway to the mountains (Alberta's Pride) and RV parking is available on site. Next to the famous Farmer's Market where everything is 'local'.