

**71, 3223 83 Street NW**  
**Calgary, Alberta**
**MLS # A2185515**

**\$129,900**

<b>Division:</b>	Greenwood/Greenbriar		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** All shelving and benches in shop

Looking for a place to truly call your own? Your search ends here! Our client is not only serious about selling but also dedicated to helping a new buyer who may need a little extra support to get started so....., **SELLER FINANCING AVAILABLE WITH \$70,000 DOWN** for qualifying buyer! This well-maintained, spacious mobile home with its updated kitchen has been lovingly cared for by its second owners. Inside the 14' x 64' home, you'll find plenty of space, **PLUS** a fully finished 9' x 26' addition. Enjoy two large sheds (15'9" x 11'3"), a generously sized covered deck (26'6" x 9'9") with both stair and ramp access, ample parking, and your own private yard. (Brand new washing machine Feb 2025). This home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, custom hand-scraped hardwood flooring in the main area, and full wheelchair accessibility with customized wider hallways, doors, and ramps. To find this home, enter the south end of the park, keep right (east) on Aspen Way, follow it north, and turn left onto Alder Way. #71 will be on your right.