

**71, 3223 83 Street NW
Calgary, Alberta**

MLS # A2245921



\$99,800

Division:	Greenwood/Greenbriar	
Type:	Mobile/Manufactured House	
Style:	Mobile Home-Single Wide	
Size:	1,139 sq.ft.	Age: 1982 (44 yrs old)
Beds:	3	Baths: 1
Garage:	Off Street, Parking Pad	
Lot Size:	-	
Lot Feat:	-	

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	See Remarks	Utilities:	-
Features:	No Smoking Home, See Remarks		
Inclusions:	none		

Back on market as the buyer failed to complete their two conditions. If you're searching for a place to truly call your own, look no further! This well-maintained, spacious mobile home has been lovingly cared for by its second owners. Along with the generous space inside the 14' x 64' home, you'll enjoy a finished and heated 9'x 26' bedroom addition, two large sheds(15'9" X 11'3"), a huge covered deck (26'.6" X 9'9) "with both stairs and ramp access and ample parking, plus your own private yard space. The home features 3 bedrooms, a 4-piece bathroom, a remodelled kitchen, and full wheelchair accessibility with wider hallways, doors, and ramps. When you enter the south end of the park, keep right (East) and follow Aspen Way all the way to the north and turn left onto Alder Way. #71 is on your right.