

# \$149,900 - 431, 3223 83 Street Nw, Calgary

MLS® #A2233724

**\$149,900**

2 Bedroom, 1.00 Bathroom, 1,300 sqft

Mobile on 0.06 Acres

Bowness, Calgary, Alberta

For more information, please click the "More Information" button.

Mountain vibes in the city, Updated mobile home with dream workshop! This upgraded mobile home in a well-maintained land leased community is your ticket to mountain living without ever leaving Calgary! Whether you're a weekend road-tripper or ski-season regular, you'll love the unbeatable location- just steps to the Calgary ski hill and minutes to HWY #1 for easy mountain getaways. Inside cozy up with the wood burning or pellet stove, and enjoy a enjoy the charming pine kitchen cabinetry. The home has seen major upgrades, including newer windows, drywall over the old paneling adding extra insulation, flooring throughout, Tyvek and modern vinyl siding (replacing old tin) giving it both efficiency and curb appeal. For the handyman (or handywoman), this property features an incredible powered and heated workshop complete with laundry sink and an additional 8x13 powered shed in the backyard. The private, fenced yard is also prepped and ready for a hot tub, perfect for relaxing after a day on the slopes or trails. Don't miss your chance to own a home that offers rustic comfort, urban convenience, and adventure at your doorstep!



## Essential Information

MLS® #

A2233724

|                |                         |
|----------------|-------------------------|
| Price          | \$149,900               |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 1,300                   |
| Acres          | 0.06                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 431, 3223 83 Street Nw |
| Subdivision | Bowness                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 5N8                |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 1                     |
| Parking        | Parking Pad, RV Gated |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Natural Woodwork, No Smoking Home, Open Floorplan, Vinyl Windows, French Door                                                                            |
| Appliances        | Microwave, Washer/Dryer Stacked, Window Coverings, Wall/Window Air Conditioner, Electric Oven, ENERGY STAR Qualified Refrigerator, Electric Water Heater |
| Heating           | Fireplace(s), Natural Gas, Pellet Stove, Wood                                                                                                            |
| Cooling           | Wall/Window Unit(s)                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |
| Fireplaces        | Pellet Stove, Wood Burning Stove                                                                                                                         |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Storage |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |

Foundation                      Piling(s)

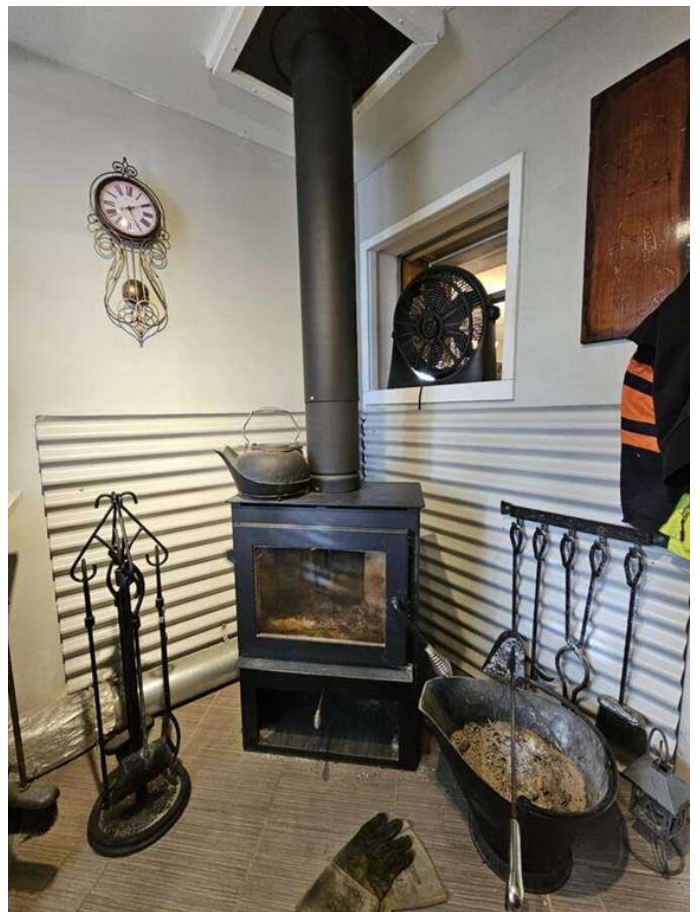
### **Additional Information**

Date Listed                      June 23rd, 2025

Days on Market                66

### **Listing Details**

Listing Office                    Easy List Realty



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