

# \$172,500 - 203 Burroughs Circle Ne, Calgary

MLS® #A2194680

**\$172,500**

2 Bedroom, 1.00 Bathroom, 996 sqft

Mobile on 0.00 Acres

Monterey Park, Calgary, Alberta

OPEN HOUSE Saturday, April 5 1:00 PM to 3:00 PM Welcome to this cute two bedroom one bath mobile home in the adult community (16+) of Parkridge Estates. Perfect for downsizers or first time homeowners, enjoy the benefits of community living while still having your own four walls not attached to anyone else. Entering the home, you'll appreciate the open living area and wider halls that make the home feel quite spacious. Being one level, and a smaller home, it also lends itself to easier living for those who may have mobility challenges. There is a large bedroom at the back of the home that has room for bigger furniture. There's another bedroom by the front entrance which is also a nice size. The home has been recently updated with fresh paint, new vinyl plank flooring, new light fixtures and new countertop. Big ticket items were replaced in November 2024 (furnace and hot water tank) and the plumbing was upgraded to pex at the same time. There's a large deck spanning almost the length of the home on the north side. It's located across the street from the community centre making it easy to enjoy the many community activities. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$810/month which includes landscaping, snow removal, waste and recycling. There is an annual \$25 (mandatory) community fee and activities include pub nights, cribbage, coffee meetings, jam sessions, crafting circle and more. There are 2 pets allowed per home and



dogs must be less than 15 inches tall at shoulder when fully grown.

Built in 1992

### **Essential Information**

MLS® #	A2194680
Price	\$172,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	996
Acres	0.00
Year Built	1992
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	203 Burroughs Circle Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6K8

### **Amenities**

Parking Spaces	2
Parking	Parking Pad, Side By Side, Asphalt, Outside

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Central

### **Exterior**

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	49

### **Listing Details**

Listing Office	MaxWell Canyon Creek
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