

3207 Burroughs Manor NE  
Calgary, Alberta

MLS # A2206041



# \$180,000

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	787 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Driveway, Front Drive, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Cable
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Quartz Counters, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Shed

**\*\*Open House - Sat May 3, 1-4pm\*\* JUST REDUCED\*\*\*** Welcome to this charming, lovingly cared for, and newly renovated two bedroom home. This mobile is located in Parkridge Estates, the most sought after mobile park community in Calgary. There's no cutting grass here! You maintain a small perimeter around your home and they do the rest. Sit out on beautiful starry nights and enjoy the end of your hectic day on your nice sized deck and in your covered porch, when it's a bit chilly. This home has two bedrooms, the primary has a nice big window to view the back yard area. The 2nd bedroom has brand new built in drawers, counter and closet. You can use this as a bedroom or an office, it won't disappoint, either way. This home has recently gone through many quality upgrades, such as, new light fixtures throughout, blinds in kitchen, along with new kitchen cupboards, pot drawers, fancy lazy susan, kitchen backsplash, stone counter, stainless steel - undermount sink, the bathroom has new cupboards, fixtures, counters & vent. All screens have been replaced, upgraded thermostat, laundry plumbing fixed and new heat tape on underground plumbing and added to sewer lines in 09/24. The fridge, stove/oven, microwave were replaced in June/24 and the dishwasher and was added in Dec/24. Parkridge Estates also has a very active social community, with a little pub, to enjoy a drink or game with your neighbors on a friday night! Lots of activities here, it's a low maintenance, fun lifestyle. You don't want to miss out on this gem, she's a beauty and perfect for small home living, all the essentials and extras you could ask for.