

203 Burroughs Circle NE
Calgary, Alberta

MLS # A2194680



\$174,500

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	996 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Outside, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NA

OPEN HOUSE Sunday, March 16 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.