



GRASSROOTS
REALTY GROUP

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3011 Burroughs Manor NE
Calgary, Alberta

MLS # A2326628



\$145,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,383 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Gazebo on back deck & chest freezer in back of kitchen

WOW! Pristine, Peaceful and Perfectly Priced! Move-In-Ready and in a one of Calgary's most loved & vibrant mobile home communities. If you're looking for a beautifully updated, low-maintenance home in a welcoming adult living (16+) community, look no further! From the moment you walk through the door you will feel like you are at home. This 16x74 2-bed (can be converted back to 3) 2-bath has been lovingly cared for and it shows. Pride of ownership is evident. Tucked in a cul-de-sac, this Winalta home offers not only privacy with no neighbours behind you but also outdoor comfort with a composite deck (10x18) for those morning coffees and evening sips. Oh..and did I mention the screened in gazebo is included! Enter in through the oversized addition (with it's brand-new carpet) and you will see there is no shortage of natural sunlight. There are lots of windows for all the sunlight you could want. The living room with it's a wood burning field stone fireplace is perfect for those cool evenings. The kitchen with wall oven, cooktop, fridge and dishwasher is not only spacious but so perfectly laid out and very aesthetically pleasing with its custom built in china cabinet and dining area. And there is certainly NO lack of storage in this home from linen closets, kitchen pantry (with pullouts), coat closet and storage closets. The primary has large double closets, easily fits a king bed, 3 piece ensuite, and garden doors leading out to the deck. The other bedroom is at the back of the home and could be perfect for roommate/guests/teens. Another 4 pce bath is adjacent to the bedroom for easy access. NOTABLE UPDATES: Carpet 2026, Paint 2026, Exterior pressure washing 2026, HWT 2021, Fridge 2019, washer/dryer 2019 & heat tape 2018. The lot fee of \$860 covers lawn maintenance, snow removal, and garbage/recycling

collection, making for truly worry-free living. The taxes are just \$327. Yes, that's yearly! Located in a peaceful park-like setting, yet just 10 minutes from all major amenities, this home offers the perfect blend of convenience and comfort with a sense of community. Parkridge Estates is a friendly 16+ park where you can partake in many social activities & events in the Clubhouse. Pets are welcome too, so the whole family can be complete.