



GRASSROOTS
REALTY GROUP

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34 Burroughs Place NE
Calgary, Alberta

MLS # A2333798



\$175,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,306 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air, Natural Gas
Floors:	Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Portable air conditioner, gray pantry cupboard

Cute updated 2 bed/2 bath home in one of the best managed adult (16+) mobile home communities in Calgary. The main entrance into the home is through a heated addition that is large enough to be a craft room or den. As you enter the home, you will enjoy how open and bright the main living area is. The kitchen is well thought out to maximize cooking and prep in a compact area. Both bedrooms are large enough for king size furniture and, being at opposite ends of the home, provide plenty of privacy. A large deck off the dining room makes summer BBQs convenient. Updates include furnace (2024), hot water tank (2026), stacking washer/dryer (2024), vinyl siding and skirting (2026), blinds (2025) and flooring (2025). Parkridge Estates is an adult (16+) community with a clubhouse and very active social committee. Activities include jam sessions, coffee meetings, pub nights, crafter circle and dinner dances. Lot fee is \$860/month which includes landscaping, snow removal, waste and recycling. There is also a mandatory \$25/year association fee. Pet restrictions are 2 pets per home; dogs must be less than 15 inches at the shoulder when fully grown. The community backs onto the Monterey Park regional pathway and has easy access to Stoney Trail and 16th Avenue making it easy to get almost anywhere in the city.