



THE
A-TEAM

**RE/MAX
FIRST**

80 BURROUGHS Place, Calgary T1Y 6K5

MLS® #: **A2171786** Area: **Monterey Park** Listing Date: **10/08/24** List Price: **\$180,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
 Sub Type: **Mobile**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **928**
 Low Sqft:
 Ttl Sqft: **928**

DOM

56
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Single Wide Mobile Home**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat:

Construction:
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat:
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`6" x 13`3"	Kitchen	Main	15`11" x 13`3"
Bedroom - Primary	Main	10`11" x 10`4"	Bedroom	Main	10`1" x 6`11"
Bedroom	Main	10`2" x 7`2"	Foyer	Main	11`4" x 7`2"
4pc Bathroom	Main	10`1" x 7`6"			

Legal/Tax/Financial

Title:
 Legal Desc: Zoning:

Remarks

Pub Rmks: **This home has been fully renovated, so you won't have to worry about a thing! It comes with a new roof (2022), home has been leveled, freshly painted, updated electrical and plumbing throughout, new subflooring throughout, and new carpet and vinyl plank flooring throughout. New windows (not all) with new window coverings. Upgraded bathroom with new vanity and shower. New Washer and Dryer in the bathroom. The kitchen is all-new, with all new appliances, and new soft close cupboards. The front entrance foyer/mudroom has been upgraded with new durable carpet, and in some area new Rockwell insulation has been installed! The deck has been freshly painted and is a great outdoor area to relax and enjoy the warmer months. If you're looking for something move-in ready, this might be the place for you!**

Inclusions: **None**

Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



