



THE A-TEAM

RE/MAX FIRST

274 BURROUGHS Circle, Calgary T1Y6K3

MLS#: A2172895 Area: Monterey Park Listing Date: 10/15/24 List Price: \$189,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1995
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: 1,210
Low Sqft:
Ttl Sqft: 1,210

DOM 2
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Single Wide Mobile Home
Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Parking Pad

Utilities and Features

Roof: Asphalt
Heating: Forced Air
Sewer:
Ext Feat: Other
Construction: Mixed
Flooring: Carpet, Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Piling(s)
Kitchen Appl: Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bathroom, Bedroom, Living Room, Laundry, Ensuite bath, Entrance with their respective levels and dimensions.

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks: **\*\*OPEN HOUSE, SAT. OCT 19. 11 AM-1 PM & SUN, OCT. 20, 3:30-5:30 PM\*\* Welcome to 274 Burroughs Circle, where pride of ownership truly shines! This beautifully maintained home features 3 spacious bedrooms, 2 full bathrooms, and a large outdoor deck that spans the entire length of the home, perfect for summer relaxation and entertaining. Inside, you'll find numerous renovations, including a stunningly updated kitchen with new countertops, a skylight, and ample cupboard space, making meal prep a delight. New flooring throughout enhances the home's modern appeal. The large, inviting living room features a cozy gas fireplace, perfect for warming up during chilly winter days. The primary suite offers its own ensuite bathroom and a large walk-in closet, providing comfort and convenience. A separate laundry room with extra storage space adds further functionality. Outside, a double-parking pad ensures easy parking for you and your guests, while an outdoor shed provides additional storage. The property's expansive deck is ideal for enjoying warm summer evenings. Located in Parkridge Estates, this home is part of a vibrant community where the Community Hall hosts activities and events that foster a strong neighborhood bond. With its blend of modern upgrades, comfort, and community amenities, this move-in-ready home is sure to attract attention. Age restriction: 16+ community. Don't miss this opportunity to make 274 Burroughs Circle your new home!**

Inclusions: **Outdoor Shed, Curtains & Rods**  
Property Listed By: **CIR Realty**

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











