



THE
A-TEAM

**RE/MAX
FIRST**

15 BURROUGHS Place, Calgary T1Y 6K5

MLS® #: **A2182389** Area: **Monterey Park** Listing Date: **12/12/24** List Price: **\$150,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1978**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **914**
Low Sqft:
Ttl Sqft: **914**

DOM

41
Layout
Beds: **2 (2)**
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,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat:
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`10" x 13`1"	Eat in Kitchen	Main	14`1" x 13`1"
Bedroom - Primary	Main	10`10" x 10`2"	Bedroom	Main	7`9" x 7`9"
Laundry	Main	10`5" x 9`5"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Legal Desc: Zoning:

Remarks

Pub Rmks: **Located in one of Calgary's most desirable adult (16+) mobile home communities, this charming property offers comfort and convenience. The spacious eat-in**

kitchen features stainless steel appliances and a pantry, perfect for all your culinary needs. Relax in the large living room or utilize the versatile laundry area, which doubles as storage or a home office. The home includes a cozy bedroom, a beautifully updated 4-piece bathroom, and a comfortable primary bedroom. A shed provides additional storage. The lot fee covers landscaping, snow removal, waste, and recycling services for hassle-free living. Pet-friendly policies allow up to two pets per home, with dogs under 15 inches tall at the shoulder. Parkridge Estates boasts a vibrant community with a \$25/year association fee, offering residents access to a variety of activities, including weekly pub nights, coffee meetings, craft sessions, games, and jam sessions. A perfect place to call home!

Inclusions:

Property Listed By:

N/A

eXp Realty

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







