



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 BURROUGHS Place, Calgary T1Y 6K5**

MLS® #: **A2188794**

Area: **Monterey Park**

Listing Date: **01/23/25**

List Price: **\$125,000**

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

**7**

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: Zoning:  
Legal Desc:

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













