



THE
A-TEAM

**RE/MAX
FIRST**

203 BURROUGHS Circle, Calgary T1Y 6K8

MLS® #: **A2194680** Area: **Monterey Park** Listing Date: **02/14/25** List Price: **\$174,500**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **996**
Low Sqft:
Ttl Sqft: **996**

DOM

8
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: **Asphalt,Outside,Parking Pad,Side By Side**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Skylight(s),Vaulted Ceiling(s),Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 15`7"	Dining Room	Main	12`5" x 9`0"
Kitchen	Main	14`11" x 7`2"	Bedroom - Primary	Main	12`5" x 11`3"
Bedroom	Main	10`8" x 9`5"	4pc Bathroom	Main	8`9" x 6`6"
Laundry	Main	7`7" x 5`9"			

Legal/Tax/Financial

Title: Zoning:

Legal Desc:

Remarks

Pub Rmks: **Welcome to this cute two bedroom one bath mobile home in the adult community (16+) of Parkridge Estates. Perfect for downsizers or first time homeowners, enjoy the benefits of community living while still having your own four walls not attached to anyone else. Entering the home, you'll appreciate the open living area and wider halls that make the home feel quite spacious. Being one level, and a smaller home, it also lends itself to easier living for those who may have mobility challenges. There is a large bedroom at the back of the home that has room for bigger furniture. There's another bedroom by the front entrance which is also a nice size. The home has been recently updated with fresh paint, new vinyl plank flooring, new light fixtures and new countertop. Big ticket items were replaced in November 2024 (furnace and hot water tank) and the plumbing was upgraded to pex at the same time. There's a large deck spanning almost the length of the home on the north side. It's located across the street from the community centre making it easy to enjoy the many community activities. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$810/month which includes landscaping, snow removal, waste and recycling. There is an annual \$25 mandatory fee and activities include pub nights, cribbage, coffee meetings, jam sessions, crafting circle and more. There are 2 pets allowed per home and dogs must be less than 15 inches tall at shoulder when fully grown.**

Inclusions:
Property Listed By: **NA
MaxWell Canyon Creek**

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







