



THE
A-TEAM

**RE/MAX
FIRST**

3133 BURROUGHS Manor, Calgary T1Y 6K1

MLS® #: **A2197986**

Area: **Monterey Park**

Listing Date: **03/03/25**

List Price: **\$190,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Mobile**
Sub Type: **Mobile**
City/Town: **Calgary**
Year Built: **0**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,181**
Low Sqft:
Ttl Sqft: **1,181**

DOM

7
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat:

Construction:
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

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

Room Information

Room	Level	Dimensions
Porch - Enclosed	Main	8`7" x 6`8"
Entrance	Main	14`3" x 3`2"
4pc Ensuite bath	Main	8`10" x 5`0"
Living Room	Main	15`5" x 15`3"
Kitchen	Main	6`3" x 14`10"
Laundry	Main	5`3" x 8`11"
Bedroom	Main	9`10" x 9`2"
Bedroom	Main	9`10" x 11`7"

Room	Level	Dimensions
Covered Porch	Main	9`8" x 23`5"
Bedroom	Main	11`11" x 7`10"
Bedroom - Primary	Main	10`0" x 14`11"
Dining Room	Main	10`4" x 9`0"
Furnace/Utility Room	Main	2`4" x 2`0"
Other	Main	8`0" x 7`5"
4pc Bathroom	Main	5`0" x 8`1"
Furnace/Utility Room	Main	2`9" x 2`6"

Legal/Tax/Financial

Title:
Legal Desc:

Zoning:

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MARCH 9, 2025 11 AM- 1PM This one CAN be yours !! This lovely 4 bedroom 2 full bath mobile home in one of the most desirable mobile parks in Calgary... Welcome to Parkridge Estates this park will be sure to impress. Easy access to parks, schools, recreation centre, churches, also just steps from the community centre and all the activities the community has to offer. This unit has such a grand 3 season sunroom, when you step inside first thing you will notice is the high ceiling in the LARGE living room. You can see the dining area, with a built in china cabinet (with a light), this space has plenty of room to have the WHOLE family over for dinner. Next is the kitchen, nicely layed out, has fridge and stove (kitchen aid) dishwasher, over the stove hood fan. This home has 2 full bathrooms, 4 bedrooms 2 at the front and 2 at the back. New hot water tank, well taken care of furnace. There is a nice covered south facing porch in front where you can enjoy the sun and chat with your neighbors as they walk by, YES this is THAT kind of community! You will appreciate how bright it is with natural light coming in the many windows. Parkridge Estates is an adult (16+) community with an active community association. Lot fee 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. Call your favorite realtor, book your showing, this will not last long.**

Inclusions: **N/A**
Property Listed By: **Diamond Realty & Associates LTD.**

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











