



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2200130** Area: **Greenwood/Greenbriar** Listing Date: **03/07/25** List Price: **\$99,999**  
 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: **915**  
 Low Sqft:  
 Ttl Sqft: **915**

DOM

**2**  
Layout  
 Beds: **2 (2)**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile Home-Single Wide**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Forced Air** Flooring:  
 Sewer: **Carpet,Ceramic Tile,Laminate**  
 Ext Feat: Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat:  
 Utilities:

Room Information

| <u>Room</u>                     | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>                 | <u>Level</u> | <u>Dimensions</u>     |
|---------------------------------|--------------|-----------------------|-----------------------------|--------------|-----------------------|
| <b>Bedroom - Primary</b>        | <b>Main</b>  | <b>10`3" x 10`11"</b> | <b>4pc Bathroom</b>         | <b>Main</b>  | <b>7`8" x 7`0"</b>    |
| <b>Bedroom</b>                  | <b>Main</b>  | <b>7`9" x 7`9"</b>    | <b>Furnace/Utility Room</b> | <b>Main</b>  | <b>2`7" x 1`11"</b>   |
| <b>Den</b>                      | <b>Main</b>  | <b>10`0" x 9`5"</b>   | <b>Furnace/Utility Room</b> | <b>Main</b>  | <b>2`5" x 1`11"</b>   |
| <b>Mud Room</b>                 | <b>Main</b>  | <b>5`3" x 4`3"</b>    | <b>Pantry</b>               | <b>Main</b>  | <b>2`3" x 3`0"</b>    |
| <b>Kitchen With Eating Area</b> | <b>Main</b>  | <b>11`7" x 6`7"</b>   | <b>Dining Room</b>          | <b>Main</b>  | <b>9`3" x 7`10"</b>   |
| <b>Entrance</b>                 | <b>Main</b>  | <b>3`8" x 6`3"</b>    | <b>Living Room</b>          | <b>Main</b>  | <b>14`11" x 13`1"</b> |
| <b>Covered Porch</b>            | <b>Main</b>  | <b>15`1" x 10`4"</b>  |                             |              |                       |

Legal/Tax/Financial

Title:  
Legal Desc:

Zoning:

Remarks

Pub Rmks: **This quaint 2 bedroom (plus den) 1 full bath (new tub (2023) 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 a big covered porch, when you step inside first thing you will notice is the living room for most of the day its just filled with sunlight. Next is the kitchen (eat in), nicely layed out, has fridge and stove, dishwasher, over the stove hood fan, tile flooring, the appliances (2018) kitchen tile back splash (check the sink in bathroom((AMAZING). Hot water tank (2019), well taken care of furnace (last service 2024). There is a nice covered porch on the side 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**

















