



GRASSROOTS
REALTY GROUP

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69 Burroughs Place NE
Calgary, Alberta

MLS # A2252133



\$199,800

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,483 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

Welcome to Parkridge Estates, one of Calgary's top adult communities. This spacious and well-maintained home offers over 1,440 sq. ft. of single-level living with an open floor plan that includes a bright living room with a gas fireplace, a dining area with custom built-ins, and a kitchen with plenty of cabinets and counter space. A large family/games room with its own gas stove provides the perfect space for entertaining or relaxing. The primary bedroom easily fits a king bed and features a walk-in closet and private 4-piece ensuite, while two additional bedrooms and another full bath offer great flexibility for guests, family, or a home office. The laundry room provides extra storage, and recent updates include a high-efficiency furnace (2021) and new exterior siding (2021). Outside, enjoy parking for two vehicles, a private side yard with room for a patio, and direct access to a greenbelt pathway for walking and cycling. Parkridge Estates is a 16+ community where pets are welcome with board approval — book your private showing today!