



GRASSROOTS
REALTY GROUP

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294 Burroughs Circle NE
Calgary, Alberta

MLS # A2253934



\$150,000

Division:	Montgomery		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,342 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Detached, Driveway		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: .

Discover this welcoming three-bedroom, two-bath mobile home located in the adult (16+) community of Parkridge Estates. It's an excellent option for anyone looking to simplify their lifestyle, downsize, or step into homeownership. The floor plan is thoughtfully designed with everything on one level, wider hallways for easy movement, and an open main living area that feels bright and spacious. At the back of the home, the primary bedroom offers ample room for larger furniture. Two additional bedrooms give you flexibility for guests, a home office, or hobbies. A double detached garage and storage shed add even more convenience. The community centre is just a short stroll away and offers plenty of opportunities to connect with neighbours—whether it's card games, coffee mornings, music nights, or crafting groups. Life here is designed to be social, supportive, and low-maintenance. Parkridge Estates is a pet-friendly community that allows up to two pets per home (with dogs under 15 inches at the shoulder when fully grown). Monthly lot rent is \$715, covering snow removal, landscaping, garbage, and recycling services. A small \$25 annual association fee helps fund the many activities and events offered to residents.