



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

17 Burroughs Place NE
Calgary, Alberta

MLS # A2256903



\$195,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,259 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Parking Pad, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions:	TV stand/electric fireplace
--------------------	-----------------------------

If you're looking for WOW factor at an affordable price, this home is it. Located in one of the most desirable adult (16+) mobile home communities in Calgary, this 3 bed/2 bath home with heated addition has been updated; most of the interior upgrades have been done in the last 5 years. When you enter the home, you'll note the open living space that's perfect for family gatherings or entertaining. Always short of storage space in your kitchen? This well planned kitchen has cupboard space to spare. There is a large primary bedroom at one end of the home with a 4 piece ensuite bath. At the other end of the home are two more bedrooms and another 4 piece bath. The heated addition makes a great flex xpace for storage or workshop. Outside you'll appreciate the built in storage shed and a 2nd storage shed at the back of the home. This home has been well maintained over the years with big ticket items such as new vinyl plank flooring, vinyl windows in the past 5 years, hot water tank (2025), furnace (2024) and freshly painted celiling. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling services. Pet restrictions are 2 pets per home, dogs must be less than 15 inches tall at the shoulder. Parkridge Estates has an active community association (\$25/year) with many regular events for residents such as weekly pub night, coffee meetings and jam sessions.