



**GRASSROOTS**  
REALTY GROUP

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**34 Burroughs Place NE**  
**Calgary, Alberta**

**MLS # A2273044**



**\$165,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,264 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Parking Pad, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame
<b>Foundation:</b>	Piling(s)
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	-
<b>Utilities:</b>	-

**Inclusions:** Portable A/C

Nicely updated 2 bed/2 bath home in one of the best managed adult (16+) mobile home communities in Calgary. The main entrance into home is through a heated addition that is large enough to be a craft room or den. As you enter the home, you will enjoy how open and bright the main living area is. The kitchen is well thought out to maximize cooking and prep in a compact area. Both bedrooms are large enough for king size furniture and, being at opposite ends of the home, provide plenty of privacy. A large deck off the dining room makes summer BBQs convenient. Updates include furnace (2024), stacking washer/dryer (2024), new blinds, flooring and freshly painted. Parkridge Estates is an adult (16+) community with a clubhouse and very active social committee. Activities include jam sessions, coffee meetings, pub nights, crafter circle and dinner dances. Lot fee is \$820/month which includes landscaping, snow removal, waste and recycling. There is also a mandatory \$25/year association fee. Pet restrictions are 2 pets per home; dogs must be less than 15 inches at the shoulder when fully grown. The community backs onto the Monterey Park regional pathway and has easy access to Stoney Trail and 16th Avenue making it easy to get almost anywhere in the city.