



**360 Burroughs Circle NE  
Calgary, Alberta**

**MLS # A2285775**



**\$159,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Outside, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** none

Welcome to Parkridge Estates! This updated 1,200+ sq. ft. manufactured home offers comfortable living in a well-maintained 16+ community. The open-concept kitchen features white cabinetry, subway tile backsplash, skylight and a bright eating area. A spacious family room provides plenty of room to relax and entertain. The primary bedroom includes a walk-in closet and ensuite, complemented by two additional bedrooms, a full main bathroom, and a dedicated laundry room. Enjoy outdoor living on the large covered deck, plus the added convenience of an enclosed porch/cold room, storage shed, and parking area. Pad fee is \$820/month. All buyers must have park approval. Pet restrictions allow a maximum of two pets per home, with a height limit of 15 inches at the shoulder with park approval. This home will require new carpeting and offers a great chance to get into this adult only community. Parkridge Estates Community Association fee is \$25/year.