



**342 Burroughs Circle NE  
Calgary, Alberta**

**MLS # A2296130**



**\$199,999**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** -

**Foundation:** -

**Features:** -

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** -

**Utilities:** -

**Inclusions:** storage shed

Extensively Renovated, affordable Starter Home. Quiet, Serene Adult Living (Age 16+) in Calgary's Premium Manufactured Home Community, Park Ridge Estates. This 3 bedroom, and 2 full 4pcs bathroom, 16' x 80' (1,280sf) single-wide home was built in 1988. The upgrades/renovations include Upgraded PEX plumbing, New Windows, Vinyl Plank Flooring, Newer Appliances, Kitchen back splash tiles, Central A/C, huge Composite-Covered Deck with Metal railing, New Front and inside Doors, New Lighting Fixtures, Renovated Washrooms, Storage Shed, Newer Furnace 7 years ago, new roofing in 2013 and New Vinyl siding 9 years ago. The master bedroom with his-and-hers closets & Large 4 Piece en-suite and walk-in shower. Lot Fee \$820/month includes Garbage bin, Snow Removal & Lawn Care. Community Permits Approved Small Pets. Very Well Managed & Maintained, Safe & Secure Park. Close to Shopping, Public Transportation, Hospital, Leisure Centre, Airport & Boasts a Block Watch Program, Sundowners (Age 45+) Group, Storage Compound Rentals & Large Community Centre w/ Numerous Activities. Call for more information.