

# \$190,000 - 3207 Burroughs Manor Ne, Calgary

MLS® #A2206041

**\$190,000**

2 Bedroom, 1.00 Bathroom, 787 sqft

Mobile on 0.00 Acres

Monterey Park, Calgary, Alberta

**\*MOTIVATED TO SELL\*** Welcome to this charming, lovingly cared for, and newly renovated two bedroom home. This mobile is located in Parkridge Estates, the most sought after mobile park community in Calgary. There's no cutting grass here! You maintain a small perimeter around your home and they do the rest. Sit out on beautiful starry nights and enjoy the end of your hectic day on your nice sized deck and in your covered porch, when it's a bit chilly. This home has two bedrooms, the primary has a nice big window to view the back yard area. The 2nd bedroom has brand new built in drawers, counter and closet. You can use this as a bedroom or an office, it won't disappoint, either way. This home has recently gone through many quality upgrades, such as, new light fixtures throughout, blinds in kitchen, along with new kitchen cupboards, pot drawers, fancy lazy susan, kitchen backsplash, stone counter, stainless steel - undermount sink, the bathroom has new cupboards, fixtures, counters & vent. All screens have been replaced, upgraded thermostat, laundry plumbing fixed and new heat tape on underground plumbing and added to sewer lines in 09/24. The fridge, stove/oven, microwave were replaced in June/24 and the dishwasher and was added in Dec/24. Parkridge Estates also has a very active social community, with a little pub, to enjoy a drink or game with your neighbors on a friday night! Lots of activities here, it's a low maintenance, fun lifestyle. You don't want to



miss out on this gem, she's a beauty and perfect for small home living, all the essentials and extras you could ask for.

Built in 1989

### **Essential Information**

MLS® #	A2206041
Price	\$190,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	0.00
Year Built	1989
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	3207 Burroughs Manor Ne
Subdivision	Monterey Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 6K1

### **Amenities**

Utilities	Cable Available
Parking Spaces	2
Parking	Driveway, Parking Pad, Asphalt, Front Drive

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Quartz Counters, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Piling(s)

## Additional Information

Date Listed	March 26th, 2025
Days on Market	7

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.