

262 Burroughs Circle NE
Calgary, Alberta

MLS # A2335918



\$175,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,242 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Storage		

Inclusions: Outdoor Sheds (x2), Outdoor Lift

262 Burroughs Circle in the welcoming community of Parkridge Estates! This spacious and beautifully maintained 3-bedroom, 2-bathroom home offers a bright, functional layout with plenty of room to settle in and enjoy. A large covered and insulated porch adds valuable extra living space and could easily serve as a mudroom, sunroom, hobby area, or additional storage. Inside, the generous living room features a vaulted beamed ceiling, a ceiling fan, and updated LVP flooring that continues throughout the home. The adjoining kitchen and dining area is filled with natural light from the skylights and offers ample cabinets, counter space, stainless steel appliances, track lighting, and a practical layout for everyday living. Just beyond the kitchen is the laundry room and convenient side entrance. At the rear of the home, the spacious primary bedroom includes a large closet and private 4-piece ensuite with additional linen/storage space and a deep jetted tub. Two additional bedrooms are located at the opposite end of the home, including one that is large enough to feel like a second primary, along with a 3-piece main bathroom featuring a new shower. Numerous updates add to the appeal, including complete replacement of the Poly-B plumbing, new LVP flooring in 2024, a new roof in 2024 on the home & one shed, and a new stove, refrigerator, and dishwasher all purchased in 2025. The deck is new, has been freshly stained and includes an awning, while CENTRAL AIR CONDITIONING keeps the home comfortable through the summer months. The hot water tank has been regularly serviced, and the furnace has been completely rebuilt, maintained and is in excellent working condition and the mobility lift is included! Parkridge Estates offers a wonderful sense of community, with a Community Hall hosting activities such as coffee gatherings, jam sessions, pub nights, sewing bees, and seasonal

dinners and dances. Onsite RV storage is also available, subject to availability. The community is age restricted to residents 16 years and older, and pets are permitted with park approval. Move in Ready! Well cared for, thoughtfully updated, and located in a friendly, established community, 262 Burroughs Circle is a fantastic opportunity to call Parkridge Estates home.