

364 Burroughs Circle NE Calgary, Alberta

MLS # A2336769



\$160,000

Division:	Monterey Park		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,129 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Off Street, Outside, Parking Pad, Plug-In, Side By Side		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	-
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Laminate Counters		

Inclusions: Shed

Located on a corner lot, this 2 bedrom (from 3)/2 bath home offers a large deck surrounded by mature trees which gives you a lot of privacy. The home needs new flooring but the big ticket items are done. New roof (2020), plumbing upgraded to pex and newer water heater. Inside you will find a large and bright kitchen featuring a deep 2 door pantry for lots of storage. The dining area has a built in china cabinet. A good sized living room has sliding doors to access the 15' x 10' deck with no direct neighbour on that side. The primary bedroom has a 3 piece ensuite with 5' walk in shower. At the other end of the home is another bedroom that could easily be made back into 2 bedrooms. There's also a 4 piece bath at this end of the home allowing privacy for guests or a roommate situation. The enclosed porch at the entrance to the home provides space for extra storage. 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 \$850/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.