

**3227 Burroughs Manor NE  
Calgary, Alberta**
**MLS # A2272729**

**\$139,500**

<b>Division:</b>	Monterey Park	
<b>Type:</b>	Mobile/Manufactured House	
<b>Style:</b>	Mobile Home-Single Wide	
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b> 1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Off Street, Outside, Parking Pad, Side By Side	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Bright, open mobile home in the adult (16+) community of Parkridge Estates. This 3 bed/2 bath home needs some cosmetic updates inside making it an ideal chance to move in and make it your own. The floor plan is sure to please with the open concept kitchen and living room. The kitchen boasts plenty of cabinet space with built in china cabinet and pantry. The primary bedroom has plenty of room for larger furniture and the 3 piece ensuite features built in soaker tub, large vanity and built in linen closet. The other end of the home has two more bedrooms and another 4 piece bath. Outside a south facing deck runs the length of the home and will be a good place to enjoy summer evenings. Imagine having your own four walls in one of the best managed mobile home communities in Calgary. This is a friendly community with a very active social committee. Activities include jam sessions, coffee meetings, pub nights, crafter circle and dinner dances. Lot fee is \$820/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.