



203 Burroughs Circle Calgary Alberta

\$174,500

Welcome to this cute two bedroom one bath mobile home in the adult community (16+) of Parkridge Estates. Perfect for downsizers or first time homeowners, enjoy the benefits of community living while still having your own four walls not attached to anyone else. Entering the home, you'll appreciate the open living area and wider halls that make the home feel quite spacious. Being one level, and a smaller home, it also lends itself to easier living for those who may have mobility challenges. There is a large bedroom at the back of the home that has room for bigger furniture. There's another bedroom by the front entrance which is also a nice size. The home has been recently updated with fresh paint, new vinyl plank flooring, new light fixtures and new countertop. Furnace 2023. Plumbing was upgraded to pex November 2024 and new hot water tank was installed at the same time. New skirting installed on the home 2025. Home and deck were levelled 2025. There's a large deck spanning almost the length of the home on the north side. It's located across the street from the community centre making it easy to enjoy the many community activities. Parkridge Estates is an adult (16+) community with an active community association. Lot fee is \$810/month which includes landscaping, snow removal, waste and recycling. There is an annual \$25 (mandatory) community fee and activities include pub nights, cribbage, coffee meetings, jam sessions, crafting circle and more. There are 2 pets allowed per home and dogs must be less than 15 inches tall at shoulder when fully grown. (id:6769)

Living room 15.00 Ft x 15.58 Ft

Dining room 12.42 Ft x 9.00 Ft

Kitchen 14.92 Ft x 7.17 Ft

Primary Bedroom 12.42 Ft x 11.25 Ft

Bedroom 10.67 Ft x 9.42 Ft

4pc Bathroom 8.75 Ft x 6.50 Ft

Laundry room 7.58 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

<http://www.rightmoveyy.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca