

# \$149,900 - 3207 Burroughs Manor Ne, Calgary

MLS® #A2130896

**\$149,900**

2 Bedroom, 1.00 Bathroom, 787 sqft

Mobile on 0.00 Acres

Monterey Park, Calgary, Alberta

Welcome to your cozy retreat in the heart of one of Calgary's most sought-after adult communities! Nestled among towering trees and boasting a vibrant sense of community, this charming two-bedroom, one-bath home is the epitome of move-in ready comfort. Step inside to discover a recently updated interior, adorned with fresh paint and new flooring throughout, ensuring a modern and inviting atmosphere. The open-concept kitchen seamlessly flows into the spacious living room, adorned with cathedral ceilings and built-in shelving, creating a perfect space for both relaxation and entertainment. Natural light floods the home, courtesy of large windows, a sliding patio door, and a kitchen skylight, infusing every corner with warmth and brightness. Step outside onto your expansive south-facing deck, where you can bask in the sunshine and enjoy al fresco dining or simply unwind amidst the serene surroundings. With recent upgrades including a newer roof, furnace, and hot water tank, peace of mind is yours to cherish. And for those in need of extra storage space, a sizable shed equipped with electricity and lights awaits in the backyard, overlooking a sprawling green space. In this vibrant community, you'll find more than just a place to live – you'll discover a lively social scene and an array of activities to indulge in. From pub nights and jam sessions to coffee meetups and golf outings, there's never a dull moment. And with the active community association organizing events like dinner



dances and cribbage tournaments, forging new friendships is inevitable. For added convenience, the monthly lot fee covers landscaping, snow removal, waste, and recycling services, ensuring a hassle-free lifestyle. Plus, with pet-friendly policies allowing for two furry companions per home (with some size restrictions for dogs), your four-legged friends are welcome to join in on the fun. Don't miss your chance to experience the perfect blend of comfort, convenience, and community living. Schedule your viewing today and make this delightful abode your own!

Built in 1989

**Essential Information**

|                |            |
|----------------|------------|
| MLS® #         | A2130896   |
| Price          | \$149,900  |
| Sold Price     | \$149,900  |
| Bedrooms       | 2          |
| Bathrooms      | 1.00       |
| Full Baths     | 1          |
| Square Footage | 787        |
| Acres          | 0.00       |
| Year Built     | 1989       |
| Type           | Mobile     |
| Sub-Type       | Mobile     |
| Style          | Park Model |
| Status         | Sold       |

**Community Information**

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

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Outside, Parking Pad, Side By Side |

**Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Skylight(s)                             |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Central, Natural Gas                                    |

**Exterior**

|              |                         |
|--------------|-------------------------|
| Roof         | Asphalt Shingle         |
| Construction | Wood Frame, Wood Siding |
| Foundation   | Piling(s)               |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2024 |
| Date Sold      | May 23rd, 2024 |
| Days on Market | 6              |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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.