

\$415,000 - 219 Mt Douglas Manor Se, Calgary

MLS® #A2226255

\$415,000

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Single Family on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Elegant End-Unit Townhome in Desirable McKenzie Lake.

Nestled at the end of a quiet cul-de-sac in the sought-after community of McKenzie Lake, this beautifully maintained end-unit townhome offers an exceptional combination of comfort, and convenience. This original-owner townhouse has been well maintained and has always remained smoke and pet free! With over 1,800 sq. ft. of developed living space, this thoughtfully designed residence features a bright, open-concept kitchen, a welcoming living room with a cozy gas fireplace, and a spacious dining area, perfect for entertaining. The upper level boasts two generously sized bedrooms along with a bonus sitting area. The fully developed basement provides a versatile space for a media room, gym, or additional workspace, along with a cold room equipped with rough-in plumbing, offering the potential for an additional bathroom. This home also features a single attached garage with an additional driveway parking space for added convenience. Step outside to your private back deck, which backs onto a serene shared green space, providing a peaceful retreat for relaxation or summer entertaining with a built-in gas line for your BBQ. For additional peace of mind, you will certainly enjoy the recently replaced new roof! Situated within walking distance to the picturesque Bow Valley pathway leading to Fish Creek Provincial Park, outdoor enthusiasts will value the abundance



of recreational activities right at your doorstep!
This property is also conveniently located within walking distance to Mountain Park School and just minutes from Deerfoot Trail, Stoney Trail, and the vibrant shopping and dining district of 130th Avenue, this home offers unparalleled access to amenities and effortless commuting. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable neighbourhoods. Contact your favourite REALTOR® today to schedule a private showing! (id:6289)

Built in 1997

Essential Information

Listing #	A2226255
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,333
Acres	0.08
Year Built	1997
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	219 Mt Douglas Manor Se
Subdivision	McKenzie Lake
City	Calgary
Province	Alberta
Postal Code	T2Z3C8

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Water Nearby
Features	See remarks, PVC window, Closet Organizers, Gas BBQ Hookup, Parking
Parking Spaces	2

Parking	Attached Garage, Concrete
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX iRealty Innovations
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