

# \$415,000 - 127 Mt Aberdeen Manor Se, Calgary

MLS® #A2084027

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.06 Acres

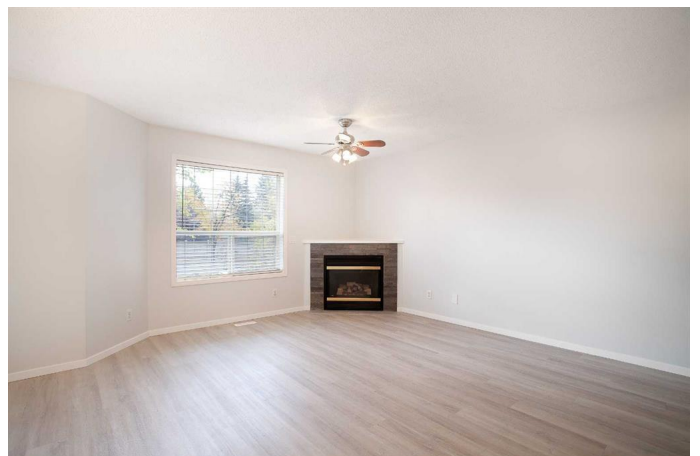
McKenzie Lake, Calgary, Alberta

Welcome to this impeccably refreshed townhouse, nestled within a family-oriented complex in the heart of McKenzie Lake. Significant portions of this home have been carefully renovated, giving a fresh and modern ambiance. Step inside and be greeted by an open-concept design and graced with pristine vinyl flooring that extends throughout all levels. The spacious living and dining areas merge seamlessly. The modern kitchen has stainless-steel appliances and freshly painted cabinets which provides a chic backdrop for culinary endeavors. For those cozy evenings, the corner gas fireplace adds a touch of warmth and sophistication.

A convenient separate entrance leads to your private deck, making it the ideal spot for summer get-togethers overlooking the yard. A sleek powder room completes the ground floor.

Ascend to the upper level, and find two generously-sized bedrooms. The double primary bedrooms are expansive, comfortably accommodating a king-sized bed. An added perk is the upstairs bonus room, versatile enough to be transformed into a family space or office. Conveniently located there is also an updated 4-piece bathroom.

Downstairs discover a newly finished basement showcasing a vast rec room—perfect for entertainment or



relaxation”and a spacious laundry area.

The townhome is enhanced with an oversized, attached single garage and additional driveway parking. Positioned on a peaceful street, ensuring privacy and tranquility, rather than the hustle of main roads. McKenzie Lake's amenities are at your fingertips: schools, shopping centers, parks, public transit, and proximity to Deerfoot Trail. The enchanting river valley is just a brief walk away. Given its extensive upgrades and unmatched location, this home is truly a turnkey treasure waiting to be yours. Dive in and experience the epitome of modern living!

Built in 1998

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2084027      |
| Price          | \$415,000     |
| Sold Price     | \$405,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,205         |
| Acres          | 0.06          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 127 Mt Aberdeen Manor Se |
| Subdivision | McKenzie Lake            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |

Postal Code T2Z 3N8

### Amenities

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

### Interior

Interior Features Ceiling Fan(s), Open Floorplan, See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features None

Lot Description See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed September 28th, 2023

Date Sold October 24th, 2023

Days on Market 26

Zoning M-CG d44

HOA Fees 0.00

### Listing Details

Listing Office REAL BROKER

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