

\$429,900 - 325 Mt Douglas Manor Se, Calgary

MLS® #A2113519

\$429,900

3 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.05 Acres

McKenzie Lake, Calgary, Alberta

Welcome to your dream home in the sought-after community of McKenzie Lake! This meticulously maintained corner unit offers the perfect blend of comfort, convenience, and style.

Boasting 3 bedrooms and 2.5 baths, this spacious townhouse features over 1800 sq ft of developed space, ensuring ample room for your family to grow and thrive. The single-car garage, along with an additional parking spot on the driveway, provides hassle-free parking options.

Situated within walking distance to the picturesque Bow River Pathway leading to the Fish Creek Provincial Park, outdoor enthusiasts will delight in the abundance of recreational activities right at their doorstep. The developed basement offers a versatile space ideal for a home office, gym, or entertainment area.

Backing onto a quiet alley, enjoy peace and tranquility in your back deck with a gas pipeline, perfect for hosting a BBQ on those nice summer days. With upgrades completed in 2022 including fresh paint, new carpets, washer, dryer, dishwasher, and a water softener and purifier, this home exudes modern elegance and convenience.

Conveniently located within walking distance to Mountain Park School and just minutes away from major highways such as Deerfoot and Stoney Trail, commuting is a breeze. Plus, with shopping and dining options aplenty on nearby 130th Ave, everything you need is



within easy reach.
Don't miss out on this rare opportunity to enjoy
life in one of Calgary's most vibrant
neighborhoods. Schedule your viewing today
and make this your forever home!

Built in 1997

Essential Information

MLS® #	A2113519
Price	\$429,900
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	325 Mt Douglas Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3C8

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Jetted Tub, No Animal Home, No
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	Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Corner Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 28th, 2024
Days on Market	10
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams BOLD Realty
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