

\$398,900 - 92 Mt Aberdeen Manor Se, Calgary

MLS® #A2113943

\$398,900

3 Bedroom, 2.00 Bathroom, 1,312 sqft

Residential on 0.08 Acres

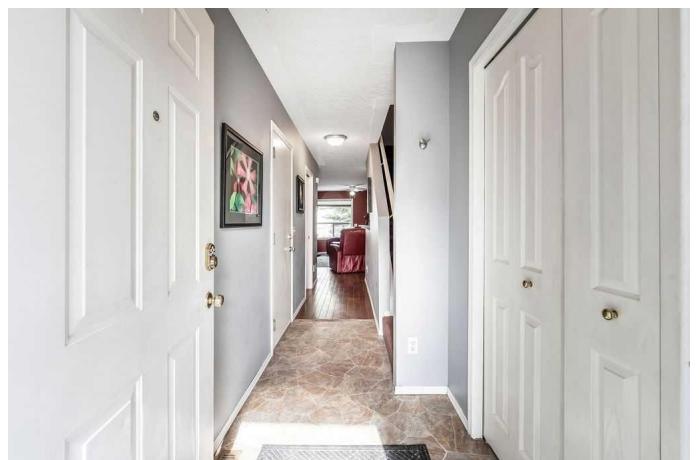
McKenzie Lake, Calgary, Alberta

Immerse yourself in the inviting ambiance of this move-in-ready townhome nestled in the sought-after SE community of McKenzie Lake. Located conveniently on a main bus route and within walking distance to major shopping on 130th Ave, this home offers both convenience and comfort.

Upon entering, the main floor boasts solid 3/4" hardwood floors and newer solid wood cherry stain kitchen cabinets complemented by granite counters. The kitchen is equipped with the latest "smudge-proof" black stainless steel Samsung appliances, including a double oven and induction top range, catering to the needs of a gourmet chef. Cozy up by the charming corner gas fireplace on cool summer nights or chilly winter evenings. Stay comfortable year-round with central A/C and enjoy fresh, clean air thanks to the high-end "Hepa Air Filtration System." A convenient 2-piece bathroom is also located on this floor.

You'll find three bedrooms upstairs, including one with a custom-built \$5,500 "Superior Wall Units" double wall bed and a built-in desk/shelving unit. The upper 4-piece bathroom features a luxurious soaker tub for ultimate relaxation.

The basement houses a spacious laundry



area and offers limitless possibilities, allowing you to personalize the space to suit your preferences. Step outside onto the expansive rear deck from the dining room, providing ample space for outdoor relaxation and enjoyment during the warmer months. The front yard will be repaired by the condo board where they removed a tree.

Built in 1998

Essential Information

MLS® #	A2113943
Price	\$398,900
Sold Price	\$432,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,312
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	92 Mt Aberdeen Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3N8

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Gas Water Heater, Humidifier, Induction Cooktop, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Factory Built, Gas, Living Room, Mantle, Sealed Combustion, Tile, Zero Clearance
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 19th, 2024
Days on Market	6
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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