

# \$500,000 - 236 Mt Aberdeen Circle Se, Calgary

MLS® #A2114326

**\$500,000**

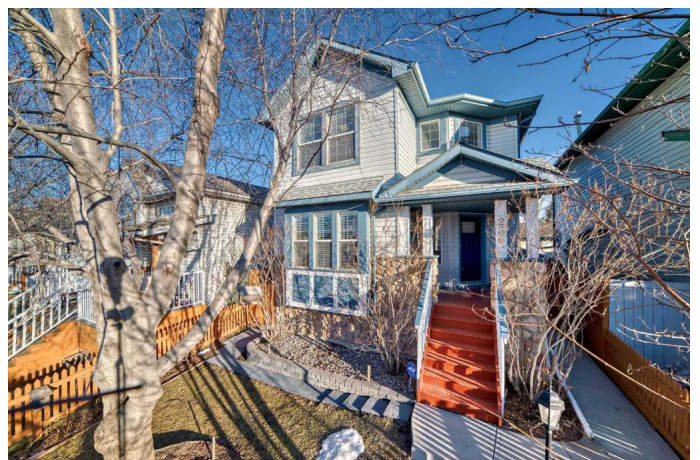
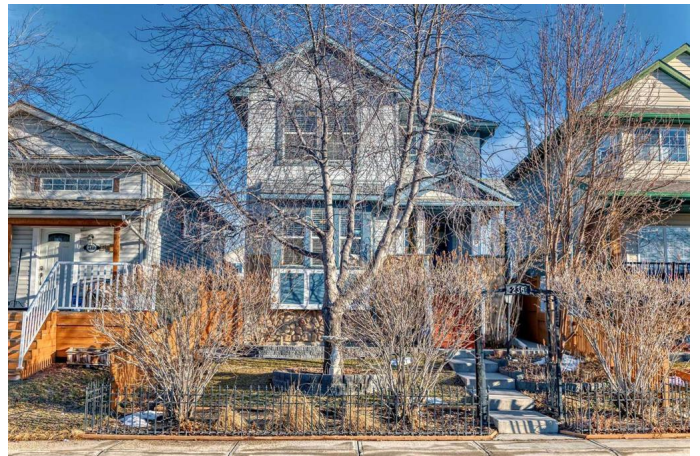
3 Bedroom, 3.00 Bathroom, 1,536 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Fantastic, beautifully maintained family home in Mckenzie Lake has tons of value adds! Located on a quiet street with a short walk to Fish Creek Park and Mountain Park School, this spacious 2 storey has a lot to offer. You will love THE UNIQUE, EFFICIENT FEATURES of this home: low maintenance landscaping including drought tolerant clover lawn requires no lawn mover. Upgraded energy efficient front and back doors. Additional attic insulation will keep your heating bills lower with 50-60R VALUE, Newer high efficiency furnace and low flow toilet help round out the savings. Step inside the spacious entry to the warm living room with 'hand carved' look rustic flooring. The kitchen and great room will be the heart of your home with its expanse of granite prep space and lots of ways to configure seating and enjoy the cosy gas fireplace. The main floor also has a convenient half bath and storage. Upstairs you'll find 3 bedroom including the primary with walk in closet and full ensuite. Off the lofted hallway are 2 other bedrooms and a renovated bath with soaker tub. The basement is partially finished with 2 rooms, an open area, mechanical/laundry/storage areas and a cold storage room. The oversized garage is the icing on the cake! All in a fantastic highly sought after neighbourhood. Call your favourite Realtor for a showing. CHECK OUR PHOTOS FOR MORE DETAILS!

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2114326    |
| Price          | \$500,000   |
| Sold Price     | \$601,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,536       |
| Acres          | 0.08        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 236 Mt Aberdeen Circle Se |
| Subdivision | McKenzie Lake             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 3H2                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, See Remarks |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer                 |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | Central Air                                                                    |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas, Great Room                                                                |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Partially Finished                                                       |

**Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                      |
| Lot Description   | Back Lane, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Native Plants |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Wood Frame                                                                                |
| Foundation        | Poured Concrete                                                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2024 |
| Date Sold      | March 19th, 2024 |
| Days on Market | 6                |
| Zoning         | R-C1N            |
| HOA Fees       | 0.00             |

**Listing Details**

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

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