

\$595,000 - 346 Mt Selkirk Close Se, Calgary

MLS® #A2117055

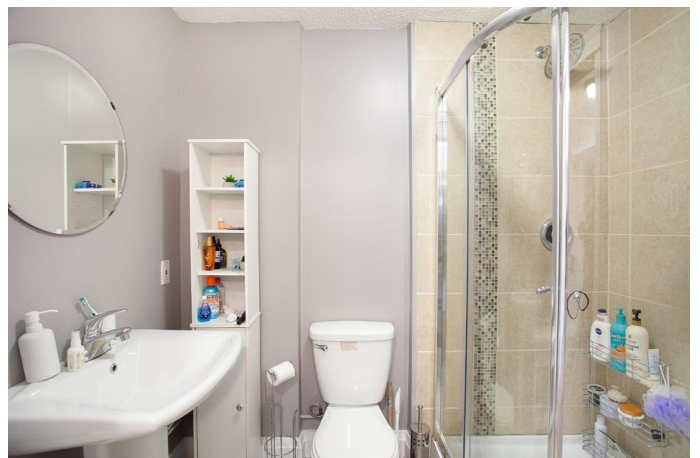
\$595,000

3 Bedroom, 3.00 Bathroom, 1,025 sqft

Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

You're gonna love this rare LAKE PRIVILEGE BUNGALOW, inside & out! It features 3 bedrooms each with their own FULL bath and closet organizers. A WALK-UP BASEMENT with separate access is possible from the garage. A common laundry down is also possible with adjoining furnace and HWT access if you want, maybe an AIRBNB. The extra HIGH CEILING on the main floor and spacious rooms give this home dimension. The floor-to-ceiling livingroom FIREPLACE with TV connections and mounting board above is nicely covered by a painting when not in use. This no carpet home is fitted with LAMINATE AND TILE on both levels, big bright windows throughout with blinds, sliding door to south facing deck /rear yard off the kitchen. The LARGE CORNER LOT allows maybe up to ~28' RV PARKING on the south side accessible directly from the street for easy backing. This home is in clean, MOVE-IN CONDITION and has a FENCED low maintenance yard with garden SHED. The maintenance free white siding is neutral to add your own exterior color accents. The shingles are around 10 years old and in great condition. The hot water tank is newer and the home is complete with built-in vacuum, water softener and alarm system wired in. The fact that there is NO SIDEWALK to shovel and you still have 3 EXTRA PARKING SPOTS beside your home, make this LARGE CORNER LOT lovely. The bedroom window in the basement is legal egress and another egress window can



be added where an existing window is, for a 2nd bedroom down. The den can also have a window added due to the south facing exposure. The kitchen, with it's double pantries, stainless steel/black appliances and newer white laundry appliances make this a very functional and attractive home. The basement bathroom with shower and heated tile floor is adjacent to the spacious den. This separated living space is nicely secluded away from the very large family room. You can have private time during the game or on billiard night. Yes,... a pool table will fit and a wet bar could be added to this very spacious basement! Don't miss this one!

Built in 1996

Essential Information

MLS® #	A2117055
Price	\$595,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,025
Acres	0.11
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	346 Mt Selkirk Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2M7

Amenities

Amenities	Beach Access, Park, Picnic Area, Playground
Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Dock, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 4th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	262.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Capital Realty
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