

# **\$514,900 - 284 Mt Aberdeen Close Se, Calgary**

MLS® #A2139922

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

FAMILY-FRIENDLY AND CONVENIENTLY LOCATED. Minutes from Fish Creek Park, a modern shopping district and quick access to Deerfoot and Stoney Trail. This TWO-STOREY home offers a very functional floor plan. It features a lush green yard, a bright and spacious kitchen with SS appliances and a DOUBLE DETACHED & HEATED garage with lots of storage. The living room has large bay windows that look out onto the front porch. The kitchen opens up to a spacious dining area with access the back yard with a large wood deck, perfect for summer barbecues, and family room with a GAS FIREPLACE for cozy winters. Upstairs offers three bedrooms; the primary bedroom lets in lots of light, a full sized closet, two additional good size bedrooms and the 4pc bath has a skylight detail. The basement is partially developed with drywalled ceiling and walls and you will find a large rec room, utility with washer and dryer and an additional partially developed 2pc bath. Upgrades include: Roof professionally inspected and repaired by EPIC ROOFING 2024, garage roof replaced 2019, NEW furnace and hot water tank 2020, refrigerator 2018, dishwasher 2018 and bath/kitchen faucets 2023. It is an excellent opportunity for first-time buyers or a new family to call this place a home. This home needs some cosmetic work but is very WELL-PRICED and makes a beautiful family home. The area does NOT have HOA fees and no access to the lake. Call today to book a



showing!

Built in 1999

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2139922    |
| Price          | \$514,900   |
| Sold Price     | \$505,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,324       |
| Acres          | 0.08        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 284 Mt Aberdeen Close Se |
| Subdivision | McKenzie Lake            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 3N4                  |

### Amenities

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

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                  |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                      |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |

|                 |                             |
|-----------------|-----------------------------|
| # of Fireplaces | 1                           |
| Fireplaces      | Gas, Glass Doors            |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Landscaped               |
| Roof              | Pine Shake               |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2024 |
| Date Sold      | July 15th, 2024 |
| Days on Market | 27              |
| Zoning         | R-C1N           |
| HOA Fees       | 0.00            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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