

# \$404,000 - 162 Mt Aberdeen Manor Se, Calgary

MLS® #A2223487

**\$404,000**

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.00 Acres

McKenzie Lake, Calgary, Alberta

Welcome to this lovely single-family townhome that epitomizes comfort and convenience. This stylish townhouse boasts modern finishes nestled in Calgary's most desirable family orientated S.E. communities. Perfect for first-time buyers or to those looking to downsize. A gateway to a dynamic lifestyle complete with trendy eateries, parks, shopping malls, public transit and great access to the Deerfoot. Step inside to discover an open and spacious floor plan that maximizes every inch of the interior space. Complete with two huge bedrooms, 4 piece bathroom and a bonus/den upstairs. Each room features large windows that allow for plenty of natural light, enhancing the sense of space and tranquility. The living area in main level is bathed in abundant natural light, creating a warm and welcoming atmosphere that flows effortlessly into the kitchen and dining spaces. All white appliances in well-appointed kitchen, which offers ample storage and counter space for all your culinary needs. Whether you're hosting a dinner party or enjoying a quiet meal, the adjacent dining area provides the perfect setting for both. An insulated attached single garage adds to the convenience of daily living. A very nice basement with a bar for your extra recreation room. Location is everything and this townhome is situated in a vibrant community, you're just steps away from top-rated schools, Fish Creek Park with Bow River Pathways and scenic playgrounds, bustling shopping centers on the 130th Ave.



with Superstore, Home Depot, BestBuy, Walmart, variety of restaurants, coffee shops and banks, etc. Book a showing today. Your dream home awaits!

Built in 1998

### Essential Information

MLS® #	A2223487
Price	\$404,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	162 Mt Aberdeen Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3N8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	47
Zoning	M-CG

### Listing Details

Listing Office	TREC The Real Estate Company
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