

\$625,000 - 15 Mt Aberdeen Grove Se, Calgary

MLS® #A2235368

\$625,000

3 Bedroom, 4.00 Bathroom, 1,404 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

BACKING ONTO GREEN SPACE | SOUTH
BACKYARD OASIS | EXTENSIVE UPDATES
| QUIET STREET

Welcome to 15 Mt Aberdeen Grove SE, a home where “there’s a light that guides us home” and where every glance out your window is a reminder that nature can be your closest neighbour. Perfectly positioned on a quiet street and backing directly onto sprawling parkland, this beautifully maintained two-storey invites you to live surrounded by the calm of green space without giving up the pulse of city life.

Step inside to discover an inviting main floor wrapped in warm hardwood floors and bathed in natural light from expansive south-facing windows. The open-concept layout flows seamlessly from the spacious dining area to the living room, where a cozy fireplace beckons you to unwind as the seasons change outside.

In the heart of the home, the kitchen is as functional as it is beautiful. Granite counters, stainless steel appliances “including a brand-new hood fan (Jan 2025) and new



dishwasher (June 2025) – plus a central island with an eat-up bar make it perfect for both quiet family mornings and lively gatherings with friends.

Thoughtful upgrades enhance every corner: central air conditioning (May 2022) keeps summer days cool, LED lighting brings a fresh glow to the main floor, and a new LG washer and dryer (June 2023) add everyday convenience in the main floor laundry.

Upstairs, three generous bedrooms await, including a king-sized primary retreat complete with a walk-in closet and private 4-piece ensuite. It’s a space that whispers tranquility after a long day.

The professionally finished lower level offers flexibility for living and entertaining, featuring a spacious family room, custom bar with matching floating shelves, and a convenient half-bath – perfect for movie nights, game days, or simply escaping with a good record spinning in the background.

But the true magic unfolds as you step into your private south-facing backyard oasis. Imagine summer evenings under the 10x10 metal gazebo, the sizzle of dinner on the BBQ gas line, and the golden glow of sunsets melting into the trees beyond. Here, where your backyard dissolves into parkland, you’ll find the kind of peaceful escape City and Colour sings of: “œ If I could sing, I’d sing you a song – and this home

might just be that song, written in sunlight and quiet breezes.

Beyond your doorstep, youâ€™re moments from the Bow River Pathway, schools, and all the amenities of 130th Avenue, with easy access to Deerfoot Trail for commuting.

This isnâ€™t just a house â€“ itâ€™s an invitation to a life beautifully balanced between the serenity of green space and the energy of the city.

Come see why 15 Mt Aberdeen Grove SE might be the perfect place to write your next chapter. Book your private tour today.

Built in 1999

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2235368 |
| Price | \$625,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 1,404 |
| Acres | 0.08 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 15 Mt Aberdeen Grove Se |
| Subdivision | McKenzie Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3M9 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof | Cedar Shake |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete, Perimeter Wall |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 5 |
| Zoning | R-C1N |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Engel & Völkers Calgary |
|----------------|-------------------------|

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