

\$495,800 - 136 Mt Aberdeen Manor Se, Calgary

MLS® #A2271369

\$495,800

3 Bedroom, 3.00 Bathroom, 1,071 sqft

Residential on 0.09 Acres

McKenzie Lake, Calgary, Alberta

**** Open House Saturday, November 22, 1-3 pm **** This is the one you have been waiting for – a fully finished 3 bedroom, freshly painted end unit BUNGALOW VILLA with DOUBLE attached insulated and drywalled garage, impeccably refreshed and stylish with many updates, nestled within the vibrant community of McKenzie Lake. With over 1900 SF of developed space, it's perfect for first-time buyers, those looking to downsize or as a valuable investment property. The main floor welcomes you in with vinyl plank flooring throughout the main living area, spacious living and dining room featuring French door to the spacious south facing rear deck. The oversized, bright white kitchen offers ample counter space and cabinets and features newer stainless steel appliances and a breakfast bar. The primary bedroom easily accommodates king-sized furniture, second bedroom is roomy and easily doubles as a home office space. 4 piece main bath with soaker tub and an additional 2 pc bath complete the floor. The lower level is fully finished and offers great additional space with a rec room, third bedroom, den/workout room, additional 4 piece bath and laundry/storage room. Conveniently situated near 130th Avenue's plethora of shopping, amenities and dining options, public transit is easily accessible, and there's great proximity to major traffic arteries makes commuting a breeze. You're just steps away from top-rated schools, spectacular Fish Creek Park with Bow



River pathways and scenic area playgrounds and parks. Oh, and no poly-b piping - this property ticks all the boxes! With its combination of style, location and modern updates you'll be proud to call it home. Schedule your viewing and fall in love today!

Built in 1998

Essential Information

MLS® #	A2271369
Price	\$495,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,071
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

Community Information

Address	136 Mt Aberdeen Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3N8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

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

Additional Information

Date Listed	November 18th, 2025
Days on Market	1
Zoning	M-CG d44

Listing Details

Listing Office	RE/MAX Realty Professionals
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