

# \$585,000 - 311 Mt Aberdeen Close Se, Calgary

MLS® #A2195733

**\$585,000**

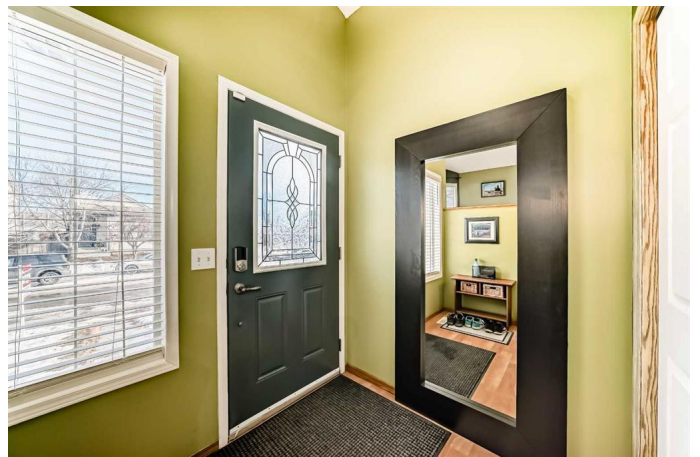
3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0.09 Acres

McKenzie Lake, Calgary, Alberta

Welcoming you to 311 Mount Aberdeen close se, a charming residence nestled in the heart of Calgary's picturesque Mckenzie Lake community. The community boasts of well-maintained parks, pathways, and convenient access to nearby shopping centers off 130th Ave. Quality schools nearby, and the natural beauty of fish creek provincial park, Mckenzie Lake seamlessly blends suburban tranquility with modern amenities, making it an ideal place to Call home. The home with just over 1700sqft of developed living space offers a comfortable and functional layout, with 3 beds 2 bath, making it an ideal space for families. Over the years the home has received a few updates enhancing its appeal while maintaining its original charm. With good-sized bedrooms, a welcoming living space, and a practical kitchen, this residence provides a cozy yet spacious environment. Whether you're looking for a primary resident or an excellent investment opportunity, this home presents a great balance of space, comfort, and potential. Heated floor in basement bathroom, with custom shower. New carpet upper 2025, New furnace 2018, Hot water 2018 AC 2022, Microwave 2022, Parking pad 23x23 poured 2023. West facing backyard. Book your showing today.

Built in 1998

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2195733      |
| Price          | \$585,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,430         |
| Acres          | 0.09          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 311 Mt Aberdeen Close Se |
| Subdivision | McKenzie Lake            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z3N4                   |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 2                                   |
| Parking        | Off Street, Parking Pad, Rear Drive |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Gentle Sloping, Landscaped, Corner Lot |
| Roof              | Cedar Shake   |
| Construction      | Vinyl Siding, Wood Frame  |

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 21st, 2025

Days on Market        37

Zoning                 R-CG

### **Listing Details**

Listing Office           Royal LePage Benchmark

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