

\$549,000 - 69 Mt Aberdeen Circle Se, Calgary

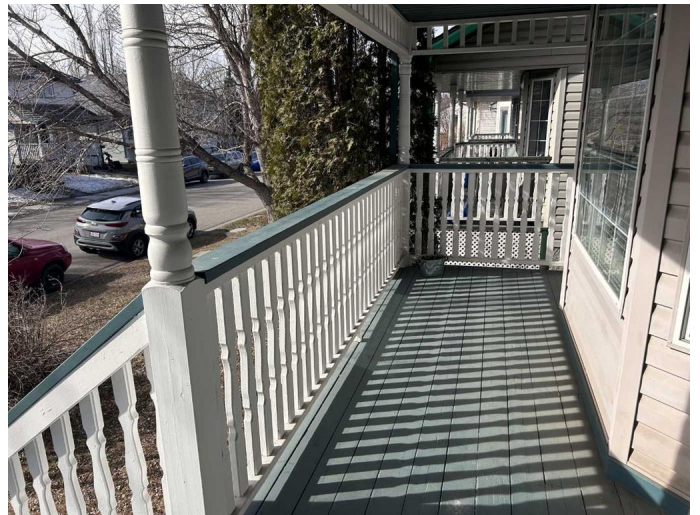
MLS® #A2201272

\$549,000

3 Bedroom, 3.00 Bathroom, 1,132 sqft
Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Nestled in McKenzie Lake's™ distinctive Stonegate area, this home offers immense character and purpose. With captivating curb appeal, the lovely Victorian style boasts classic 2 storey architecture, a fabulous wrap around veranda, portico and bay windows. A great lifestyle is afforded by a broad mix of features - 3 generous bedrooms, 2 1/2 baths, full finished lower level, veranda, deck and 2 car garage. The welcoming portico opens to a gracious living room that flows seamlessly to dining and kitchen areas. The main floor is great day-to-day for family living as well as entertaining. Slip out front to the private veranda and enjoy a coffee, book or visit. The kitchen has ample counter space and cupboards and opens to a full-width rear deck. Sit back, relax and light up the BBQ. Watch the children play in the fenced rear yard. Enjoy great times with family and friends. Large family room, fireplace and bathroom in lower level. Gorgeous hardwood. Recently refreshed upper/lower bathrooms. Roof updated from shakes to shingles. Pamper your vehicles in the massive 2-car garage and forget about the snow! Also has 220v rough-in. An amazing location you're™ a few steps to a neighborhood park and it's™ an easy stroll to the natural paradise of the Bow River Pathway. Accessible schools. Quick hop to 130th Ave shopping, services and dining. Don't™ miss this exceptional, move-in ready, value packed home. And sit back and enjoy a serene, convenient suburban lifestyle



Built in 1997

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201272 |
| Price | \$549,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,132 |
| Acres | 0.08 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 69 Mt Aberdeen Circle Se |
| Subdivision | McKenzie Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3H1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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