

# \$539,999 - 206 Mt Aberdeen Manor Se, Calgary

MLS® #A2263702

**\$539,999**

3 Bedroom, 3.00 Bathroom, 1,064 sqft  
Single Family on 0.10 Acres

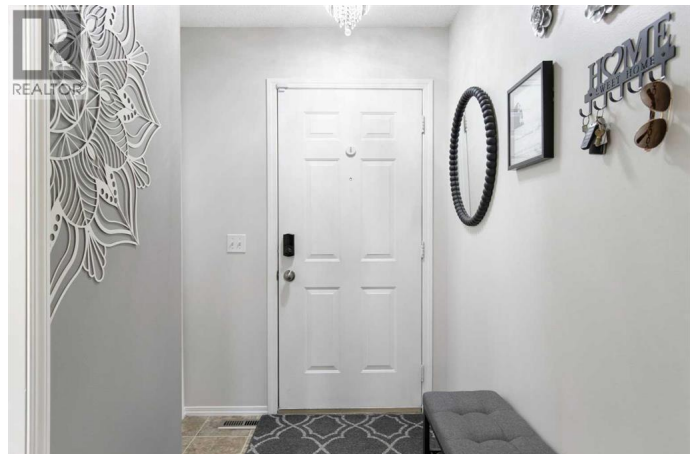
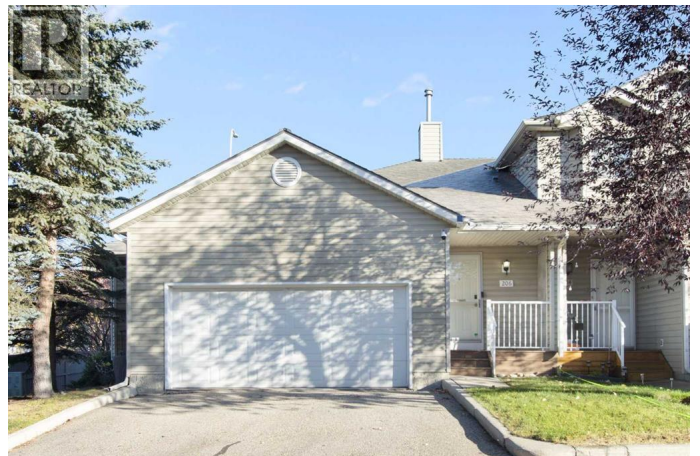
McKenzie Lake, Calgary, Alberta

Bright, spacious, and move-in ready, this exceptional bungalow-style corner-unit townhouse in McKenzie Lake showcases pride of ownership with a freshly painted interior, double attached garage, and private driveway. The main floor features an open-concept living and dining area that flows seamlessly into the kitchen with ample counter space and cabinetry, and opens onto a private deck, perfect for morning coffee or evening relaxation. Upstairs, you'll find generously sized, light-filled bedrooms designed for comfort and privacy, while the finished basement adds a versatile second living area and a large bedroom with a walk-in closet, ideal for guests or extended family. Recent upgrades (2025) include a new hot water tank, furnace gas valve, and new shower faucet. The home also boasts energy-efficient triple-pane windows and low-maintenance living with condo fees covering exterior upkeep. Located just minutes from Deerfoot Trail, 130th Avenue, shopping, dining, gyms, and the natural beauty of Fish Creek Park, this rare corner unit offers an ideal combination of lifestyle, convenience, and long-term value in one of Calgary's most desirable neighborhoods. (id:6289)

Built in 1998

## Essential Information

Listing #                      A2263702



Price	\$539,999
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,064
Acres	0.10
Year Built	1998
Type	Single Family
Sub-Type	Bare Land Condo
Style	Bungalow

### Community Information

Address	206 Mt Aberdeen Manor Se
Subdivision	McKenzie Lake
City	Calgary
Province	Alberta
Postal Code	T2Z3N8

### Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, No neighbours behind, No Animal Home, No Smoking Home, Parking
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Range, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Exterior Features	Underground sprinkler
Foundation	Poured Concrete

### Listing Details

Listing Office

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Listing information last updated on October 13th, 2025 at 11:16am CDT