



**GRASSROOTS**  
REALTY GROUP

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**13 McKernan Road SE  
Calgary, Alberta**

**MLS # A2257889**



**\$480,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan		

<b>Inclusions:</b>	dishwasher
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Attention First-Time Buyers & Investors! Don't miss this fully finished 4-level split with lake access in McKenzie Lake. Offering 4 bedrooms, an oversized family room, a bay-window living room, and a primary suite with dual walk-in closets + ensuite rough-in, this home has the space and flexibility you've been looking for. Steps to McKenzie Lake School, parks, transit, and 130 Ave shopping. A great opportunity to personalize, add value, and make it your own—whether you're buying your first home or looking for an income property.