



GRASSROOTS
REALTY GROUP

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119 Mt Douglas Manor SE
Calgary, Alberta

MLS # A2262730



\$377,500

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions:	NA
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Welcome to this bright and inviting two-bedroom, two-bathroom end-unit townhouse, ideally located in the sought-after community of McKenzie Lake, just steps from Mountain Park School, parks, walking paths, and local amenities. The open-concept main floor features a spacious living room with a patio door leading out onto the rear deck, a generous dining area, and a functional kitchen showcasing stainless steel appliances, ample cabinet space, and a convenient island, perfect for everyday living or entertaining. Upstairs offers two comfortable bedrooms, a versatile bonus room ideal for a home office, fitness space, or reading nook, and a full four-piece bathroom. The unfinished basement provides excellent storage and opportunity for future choice development potential. Enjoy summer evenings on your private back deck with room for a BBQ and outdoor dining. A single attached front garage adds convenience and value to this wonderful home. Set in a quiet, well-managed complex in an unbeatable location close to schools, transit, Fish Creek Park, and major roadways, including Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready, this is an ideal opportunity to own in one of Calgary's most desirable neighbourhoods!