



GRASSROOTS
REALTY GROUP

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206 Mt Aberdeen Manor SE
Calgary, Alberta

MLS # A2263702



\$539,999

Division:	McKenzie Lake		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 320
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Blinds

Bright, spacious, and move-in ready, this exceptional 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.