



GRASSROOTS
REALTY GROUP

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185 Mt Douglas Manor SE
Calgary, Alberta

MLS # A2263822



\$415,000

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,324 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Shelves in Storage room and Garage

Welcome to Mount Douglas Peaks, a quiet, well-managed townhouse complex in the desirable community of McKenzie Lake. This bright and beautifully maintained end-unit offers over 1,600 sq. ft. of developed living space and a layout designed for both comfort and functionality. The open-concept main floor features a spacious living room with a cozy gas fireplace, a large dining area, and a well-appointed kitchen with plenty of cabinetry, and a centre island — perfect for everyday living and entertaining alike. Patio doors lead to your private back deck with a built-in gas line for summer BBQs, backing onto a peaceful green space ideal for relaxing outdoors. Upstairs, you'll find two generous bedrooms and a versatile bonus area that makes a perfect home office, reading nook, or exercise space. The fully developed lower level offers additional flexibility for a media room, gym, or guest area, plus a cold room with potential for an extra bathroom. A single attached garage and driveway provide convenient parking for two vehicles. Enjoy this prime location just steps from Mountain Park School, walking paths, and the Bow River / Fish Creek Park pathway system, and offers easy access to Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready — this is a fantastic opportunity to own a quiet, end-unit townhouse in one of Calgary's most sought-after communities. THIS IS TRULY A MUST SEE!!