



GRASSROOTS
REALTY GROUP

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273 Mt Allan Circle SE
Calgary, Alberta

MLS # A2264218



\$558,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	942 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Here is an opportunity to own in McKenzie Lake, this fully developed bi-level with approximately 1800 square feet of functional living space. This home is bright and open with high ceilings to welcome you at the front entrance. Upstairs you will find a family room, spacious kitchen with dining area, 2 bedrooms and one full bath while the basement boasts a second family room with 2 additional bedrooms, full washroom plus laundry room. With renovations done carefully throughout the years, the essentials that required attention were not missed. Carpets (2021), new sod (Summer 2025), hot water tank (2020), concrete in the backyard (2022), backyard fence on the left side (2021) are just a few of the value additions you'll find in this well cared for home. Located on a quiet street, just steps away from green space with access to major roadways, amenities nearby, this home embodies the highly sought after harmonious combination of quiet suburban living and city convenience. Back lane access to the double detached garage along with an additional parking pad fit for a truck ensures plentiful private parking.