



GRASSROOTS
REALTY GROUP

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184 Mt Aberdeen Manor SE
Calgary, Alberta

MLS # A2264893



\$389,900

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,335 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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With over 1200 square feet of developed space, this two-bedroom McKenzie Lake townhouse condo has been refreshed with recent updates including fresh paint, new baseboards, and durable vinyl plank flooring. Conveniently located close to all amenities such as shopping, transit, and Deerfoot Trail, this home boasts a tastefully decorated interior with an open and bright layout. The living room features a cozy fireplace and a backdoor leading to a spacious deck, perfect for outdoor relaxation. Upstairs, you'll find two large bedrooms, along with a versatile open flex area that can serve as a second living room or office. The main floor includes a convenient two-piece bathroom, while upstairs offers a full four-piece bathroom. Additional highlights include an attached single-car garage. This is a fantastic condo in a well-managed complex—come check it out!