



GRASSROOTS
REALTY GROUP

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39 Mt Aberdeen Manor SE
Calgary, Alberta

MLS # A2270069

\$434,900



Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: N/A

"OPEN HOUSE SUNDAY NOV 16TH 12-2:00PM" Welcome to easy living in one of southeast Calgary's most sought-after communities — McKenzie Lake. Perfectly positioned on a prime corner lot, this beautiful bungalow offers extra yard space, more privacy, and timeless curb appeal. Inside, you'll find a bright, open layout featuring 2 bedrooms, 1.5 bathrooms, and an unfinished basement ready for your future vision — whether that's a media room, home gym, or additional bedroom. The main living area flows naturally, with large windows that bring in plenty of natural light and create a warm, welcoming atmosphere. Enjoy the convenience of a double attached garage, low condo fees, and a community known for its parks, pathways, walking distance to shopping, and that close community feeling. This is your chance to own a corner-lot bungalow in McKenzie Lake — low maintenance, high value, and full of potential.