



GRASSROOTS
REALTY GROUP

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55 Mt Apex Green SE
Calgary, Alberta

MLS # A2272398



\$579,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,375 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Oversized, Private Electric Vehicle Charge Station		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Pantry, See Remarks, Vinyl Windows		

Inclusions: RING Doorbell

Welcome to 55 Mt. Apex Green SE — a move-in ready two-storey family home in desirable McKenzie Lake. Thoughtfully located steps from a neighbourhood park and within a block of local schools, this home blends everyday convenience with comfortable, modern living. Bright main-floor living flows into a completely renovated kitchen finished to modern tastes — featuring contemporary cabinetry, granite countertops, stylish back-splash, and an open layout perfect for family dinners and entertaining. Upstairs offers 3 well-proportioned bedrooms with a 4-piece primary ensuite, while the finished lower level provides an additional family room along with a flexible living space for a home office, media room, rec room, or work-out space. Step outside to a private, fully fenced yard with a new impressive and expansive deck, equipped with gas line for BBQ - and a large shed to accommodate all your yard requirements and / or extra storage. The oversized 26' x 24' detached garage — a true standout feature — is equipped with two electric vehicle charging stations, an ultra-quiet door opener, and has ample workshop/storage room. A blend of recent updates and thoughtful finishes creates a space that is instantly welcoming and effortless to call "home". Located in the family-friendly McKenzie Lake community, playgrounds and quick access to shopping and transit, this property checks the boxes for convenience, style and functionality. Book your viewing today!