



**206 Mt Aberdeen Manor SE
Calgary, Alberta**

MLS # A2279967



\$464,900

Division:	McKenzie Lake		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,064 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, No Neighb		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

This well-kept bungalow-style corner townhouse offers a bright, comfortable layout in the heart of McKenzie Lake. Fresh paint throughout gives the home a clean, updated feel, while the double attached garage and private driveway add everyday convenience. The main level features a spacious living and dining area that connects easily to the kitchen, which offers plenty of cabinet and counter space. Step outside to your own private deck, a great spot to enjoy a quiet morning or wind down in the evening. The upper level includes generously sized bedrooms filled with natural light, designed to feel private and inviting. Downstairs, the finished basement expands the living space with a second family area, laundry room and a large bedroom with a walk-in closet, making it ideal for guests or extended family. Recent improvements in 2025 include a new hot water tank, furnace gas valve, and shower faucet. Triple-pane windows improve energy efficiency, and condo fees take care of exterior maintenance for easy living. Located close to Deerfoot Trail, 130th Avenue, shopping, restaurants, gyms, and Fish Creek Park, this corner unit delivers a practical layout, low-maintenance lifestyle, and an excellent location.