



**144 Mt Apex Green SE
Calgary, Alberta**

MLS # A2302048



\$519,900

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	852 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: N/A

Welcome home! This bright and beautifully updated fully finished bi-level in the desirable community of McKenzie Lake, offering functional living space, tasteful updates, and a warm, inviting feel throughout. Perfect for first-time buyers, young families, or downsizers, this home features 2 bedrooms on the main level and a third bedroom in the fully developed basement, providing flexibility for guests, a home office, or growing family needs. The main floor is filled with natural light and features an open-concept layout with hardwood flooring throughout, vaulted ceilings, and a skylight in the kitchen that enhances the airy feel of the home. The kitchen has been thoughtfully refreshed with new cabinet fronts, quartz countertops, a new kitchen sink, and updated appliances, creating a stylish and functional space for everyday living. The fully developed lower level offers excellent additional living space with a large family room, a cozy gas fireplace perfect for cooler evenings, a full bathroom, and a spacious third bedroom. Recent updates here include new carpet with underlay throughout the basement and an updated basement bathroom, while the upper bathroom has also been improved with a new vanity. Outside, enjoy the benefits of a professionally landscaped backyard, ideal for relaxing or entertaining, along with a new professionally installed fence on the left side for added privacy and peace of mind. Located in the heart of McKenzie Lake, this home enjoys access to one of southeast Calgary's most established and family-friendly communities. Residents love the area for its nearby schools, parks, playgrounds, walking paths, shopping, and everyday amenities, along with convenient access to major routes for an easy commute. With its welcoming community feel and excellent nearby conveniences, McKenzie Lake remains a sought-after place to call home.