



**125 Mt Douglas Manor SE
Calgary, Alberta**

MLS # A2202699



\$450,000

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating: Central, Forced Air

Water: -

Floors: Carpet, Linoleum, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 285

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding

Zoning: M-CG

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan, Quartz Counters

Inclusions: none

This beautifully updated townhouse in the heart of McKenzie Lake offers large bedrooms and a spacious garage for all your storage and parking needs. The large, developed basement includes a versatile office space, perfect for working from home or extra living area. Enjoy the sleek, modern finishes with brand new quartz countertops, sinks, faucets, and upgraded light fixtures throughout. The furnace has been well-maintained with yearly servicing, and the roof was recently replaced for added peace of mind. Located just minutes from schools and shopping, this home provides both convenience and style. Perfect for families or anyone looking for a well-appointed space in a desirable community.