



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2211525**



**\$437,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Garden, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 285
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Welcome to 165 Mt Douglas Manor SE – an inviting and well-kept townhome in the desirable community of McKenzie Lake, steps away from Mountain Park School. This 3-bedroom, 1.5-bath home features gorgeous upgraded luxury vinyl plank flooring on the main floor, offering a modern and low-maintenance touch throughout the main living space. The open-concept layout includes a cozy living room with a corner gas fireplace, a bright dining area, and a functional kitchen that was recently upgraded with new backsplash and stainless steel appliances. It features a good-sized island and ample cabinet space. The thoughtfully designed main floor also features a convenient powder room, ideal for guests. Step outside to your beautiful back deck – a perfect sunny retreat to enjoy your morning coffee or unwind after a long day. You’ll also love the new storm door, adding to both style and energy efficiency. Upstairs, the spacious primary bedroom has dual closets, large windows that allow the bright sun to shine through. Two additional bedrooms are perfect for kids, guests, or a home office. The full bathroom is spacious and has recently had a brand new toilet installed. The partially finished basement adds flexible space for storage or future development. Located near parks (Fish Creek/Sikome Lake is a 5-minute drive), shopping, schools, and transit, this home offers outstanding value in a peaceful, family-friendly area. The front of the home has a beautiful garden with perennial flowers that bloom every spring and summer. This home is move-in ready and has even had the furnace serviced this month. The best value to live in McKenzie Lake. Don’t miss this incredible opportunity to live in one of the nicest communities in Calgary. Book your showing today!

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