

# \$415,900 - 219 Mt Douglas Manor Se, Calgary

MLS® #A2209800

**\$415,900**

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Elegant End-Unit Townhome in Desirable McKenzie Lake.

Nestled at the end of a quiet cul-de-sac in the sought-after community of McKenzie Lake, this beautifully maintained end-unit townhome offers an exceptional combination of comfort, style, and convenience. This original-owner townhouse has been well maintained and has always remained smoke and pet free! With over 1,800 sq. ft. of developed living space, this thoughtfully designed residence features a bright, open-concept kitchen, a welcoming living room with a cozy gas fireplace, and a spacious dining area, perfect for entertaining. The upper level boasts two generously sized bedrooms along with a bonus sitting area. The fully developed basement provides a versatile space for a media room, gym, or additional workspace, along with a cold room equipped with rough-in plumbing, offering the potential for an additional bathroom.

This home also features a single attached garage with an additional driveway parking space for added convenience. Step outside to your private back deck, which backs onto serene shared green space, providing a peaceful retreat for relaxation or summer entertaining with a built-in gas line for your BBQ. For additional peace of mind, you will certainly enjoy the recently replaced new roof! Situated within walking distance to the picturesque Bow Valley pathway leading to



Fish Creek Provincial Park, outdoor enthusiasts will value the abundance of recreational activities right at your doorstep! This property is also conveniently located within walking distance to Mountain Park School and just minutes from Deerfoot Trail, Stoney Trail, and the vibrant shopping and dining district of 130th Avenue, this home offers unparalleled access to amenities and effortless commuting.

Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable neighbourhoods. Contact your favourite REALTOR® today to schedule a private showing!

Built in 1997

### Essential Information

MLS® #	A2209800
Price	\$415,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,333
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	219 Mt Douglas Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Z 3C8

### Amenities

Amenities Snow Removal, Visitor Parking, Trash  
Parking Spaces 2  
Parking Single Garage Detached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows  
Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Entrance  
Lot Description Back Yard, Lawn, See Remarks, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 8th, 2025  
Days on Market 47  
Zoning M-CG

### Listing Details

Listing Office RE/MAX Real Estate (Central)

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