

# \$519,999 - 206 Mt Aberdeen Manor Se, Calgary

MLS® #A2263702

**\$519,999**

3 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.10 Acres

McKenzie Lake, Calgary, Alberta

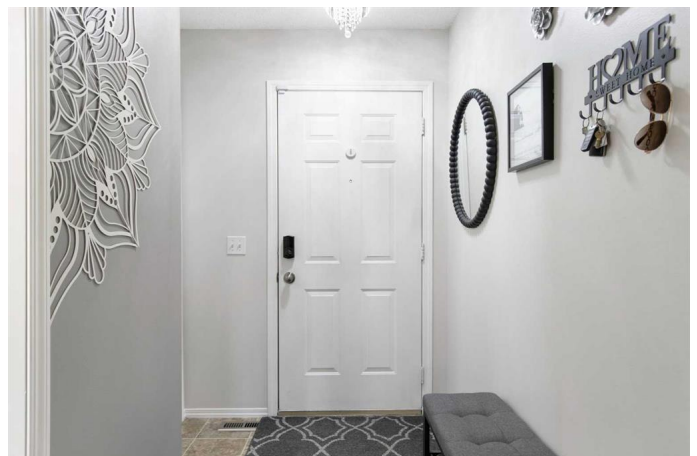
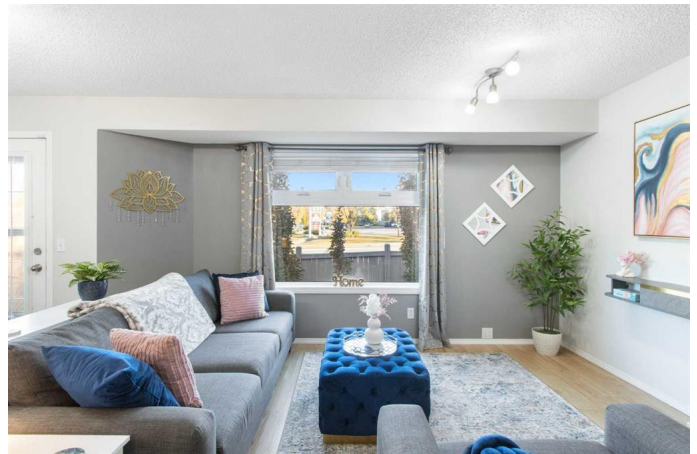
Bright, spacious, and move-in ready, this exceptional bungalow-style corner-unit townhouse in McKenzie Lake showcases pride of ownership with a freshly painted interior, double attached garage, and private driveway. The main floor features an open-concept living and dining area that flows seamlessly into the kitchen with ample counter space and cabinetry, and opens onto a private deck, perfect for morning coffee or evening relaxation. Upstairs, you'll find generously sized, light-filled bedrooms designed for comfort and privacy, while the finished basement adds a versatile second living area and a large bedroom with a walk-in closet, ideal for guests or extended family. Recent upgrades (2025) include a new hot water tank, furnace gas valve, and new shower faucet. The home also boasts energy-efficient triple-pane windows and low-maintenance living with condo fees covering exterior upkeep. Located just minutes from Deerfoot Trail, 130th Avenue, shopping, dining, gyms, and the natural beauty of Fish Creek Park, this rare corner unit offers an ideal combination of lifestyle, convenience, and long-term value in one of Calgary's most desirable neighborhoods.

Built in 1998

## Essential Information

MLS® #

A2263702



|                |               |
|----------------|---------------|
| Price          | \$519,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,064         |
| Acres          | 0.10          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 206 Mt Aberdeen Manor Se |
| Subdivision | McKenzie Lake            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 3N8                  |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking                 |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Range, Range Hood, Refrigerator, Washer     |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |
| Has Basement      | Yes                                                                                       |
| Basement          | Full                                                                                      |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers, Corner Lot, No Neighbours Behind |
| Roof            | Asphalt                                                                                                    |
| Construction    | Vinyl Siding                                                                                               |
| Foundation      | Poured Concrete                                                                                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 26                 |
| Zoning         | M-CG d44           |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.