

780-897-4003

dj@djgolden.com

119 Mt Douglas Manor SE Calgary, Alberta

MLS # A2262730



\$379,900

Division: McKenzie Lake Residential/Five Plus Type: Style: 2 Storey Size: 1,305 sq.ft. Age: 1997 (28 yrs old) **Beds:** Baths: 1 full / 1 half Garage: Single Garage Attached Lot Size: 0.06 Acre Lot Feat: Reverse Pie Shaped Lot

Heating: Water: Forced Air Floors: Sewer: Carpet, Ceramic Tile Roof: Condo Fee: \$ 290 Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Vinyl Siding, Wood Frame M-CG d44 Foundation: **Poured Concrete Utilities:**

Features: Open Floorplan, See Remarks

Inclusions: NA

Welcome to this bright and inviting two-bedroom, two-bathroom end-unit townhouse, ideally located in the sought-after community of McKenzie Lake, just steps from Mountain Park School, parks, walking paths, and local amenities. The open-concept main floor features a spacious living room with a patio door leading out onto the rear deck, a generous dining area, and a functional kitchen showcasing stainless steel appliances, ample cabinet space, and a convenient island, perfect for everyday living or entertaining. Upstairs offers two comfortable bedrooms, a versatile bonus room ideal for a home office, fitness space, or reading nook, and a full four-piece bathroom. The unfinished basement provides excellent storage and opportunity for future choice development potential. Enjoy summer evenings on your private back deck with room for a BBQ and outdoor dining. A single attached front garage adds convenience and value to this wonderful home. Set in a quiet, well-managed complex in an unbeatable location close to schools, transit, Fish Creek Park, and major roadways, including Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready, this is an ideal opportunity to own in one of Calgary's most desirable neighbourhoods!