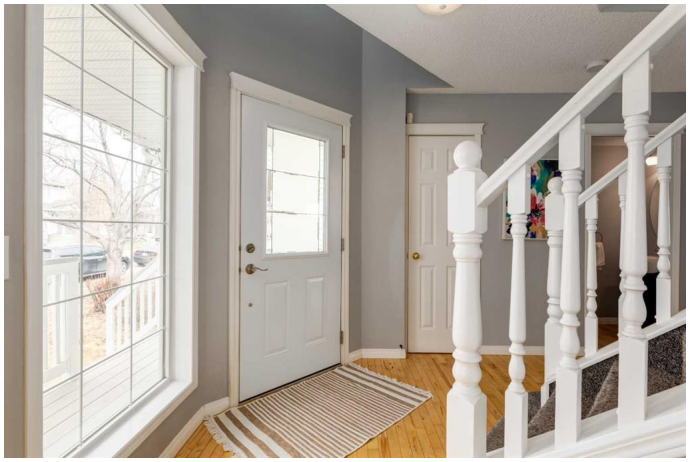
# $589,900 - 203 Mt Aberdeen Close Se, Calgary

MLS® #A2214835

**$589,900**

3 Bedroom, 3.00 Bathroom, 1,467 sqft
Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta



This naturally bright and incredibly charming, 3 bed, 2.5 bath over 2,000 total sq. ft two storey home is excellently situated on a lovely street in sought after SE community of McKenzie Lake. The curb appeal is undeniable and begins with a quaint front covered porch that leads into this welcoming home. The main floor boasts a unique and functional open concept floor plan that is far from cookie cutter that seamlessly connects the formal dining/flex area with bay window to the living, dining and kitchen areas making this level an ideal space for entertaining and everyday relaxing in your space. The eat-in-kitchen will be where everyone gathers, it features stainless steel appliances, a breakfast bar, tons of counter and storage space and a good sized pantry. The chef will never miss out on the conversation as the kitchen overlooks the inviting living room. A corner gas fireplace makes the living room the perfect place for curling up during those cold Calgary Winter nights. A conveniently located Â½ bath rounds out the main floors offerings. Upstairs you will find an ample sized, light filled primary bedroom which features a large walk-in closet and 4 piece ensuite. The two additional great sized bedrooms are connected via a Jack and Jill 4 piece bathroom so itâ€™s like they have their own shared ensuite â€“ the layout is seriously cool! The fully finished basement is incredibly versatile, it can accommodate whatever you need it to be, it would make an ideal home office, gym/yoga practice space,

rec/media room, childrenâ€™s playroom, gamers area etc. Youâ€™ll love the amount of storage youâ€™ll get with handy closets with mirrored doors in the open space. A large laundry/mechanical room with laundry sink makes doing the laundry a breeze and completes the lower level. The South facing, sun-soaked backyard will soon become your favourite retreat. You can enjoy Calgaryâ€™s warm summer nights to the fullest out there. You can host BBQâ€™s, dine al fresco, garden or just relaxing/suntan â€“ thereâ€™s plenty of room for activities and the large tree will act as a canopy providing shade if you want to escape the sun while staying outside. If youâ€™re lucky enough to look up at the right time of year you may even catch the gorgeous natural marvel that is the Northern lights in the night sky. This home also comes with a single detached garage and paved back alley. Youâ€™ll love being around the corner from a fantastic, well-equipped playground/green space and just minutes from schools and the network of pathways that lead to the Bow River and Fish Creek Park which outdoor enthusiasts will love. The location of this home offers great access in and out of the community making the daily commute less of a grind with quick access to Deerfoot trail and major roadways. Great amenities like grocery stores, restaurants, pubs and shops will be just minutes away from your new home at the 130th Avenue shopping district and McKenzie Towne high street. Come have a look and make this house your home!

Built in 1998

## Essential Information

| | |
|---|---|
| MLS® # | A2214835 |
| Price | $589,900 |
| Bedrooms | 3 |

| | |
|---|---|
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,467 |
| Acres | 0.08 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 203 Mt Aberdeen Close Se |
| Subdivision | McKenzie Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3N3 |

## Amenities

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Garage Faces Rear, Single Garage Detached |
| # of Garages | 1 |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Laminate Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard |

| | |
|---|---|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof | Asphalt |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | April 25th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

## Listing Details

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|---|---|
| Listing Office | CIR Realty |

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