

# \$437,000 - 165 Mt Douglas Manor Se, Calgary

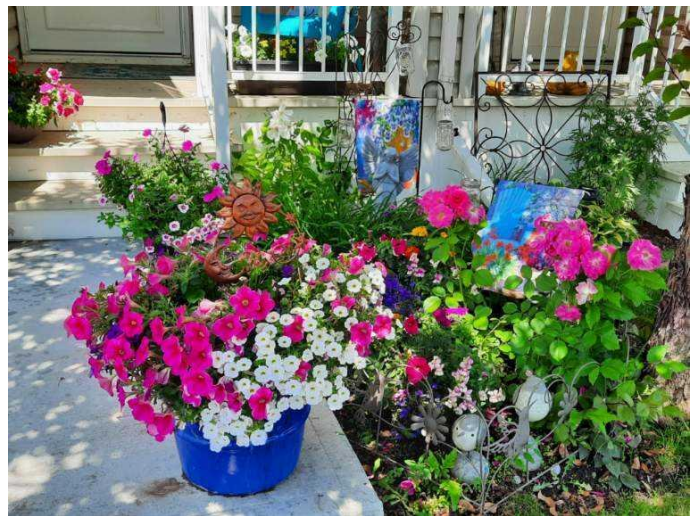
MLS® #A2211525

**\$437,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.04 Acres

McKenzie Lake, Calgary, Alberta

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. Donâ€™t miss this incredible opportunity to live in one of the nicest communities in Calgary. Book your showing today!

Built in 1997

**Essential Information**

MLS® #	A2211525
Price	\$437,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,326
Acres	0.04
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	165 Mt Douglas Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3C8

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Insulated, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Stove, Washer, Water Heater, Warming Drawers, Wine Cooler, Y
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished



**Exterior**

Exterior Features	Lighting
Lot Description	Garden, Low Maintenance Landscaping
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	9
Zoning	M-CG

**Listing Details**

Listing Office	Real Estate Professionals Inc.
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