

13 Mt Aberdeen Manor SE
Calgary, Alberta

MLS # A2308888



\$454,900

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Guest, Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, No Back Lane, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

Welcome to 13 Mt. Aberdeen Manor SE — Refined Living in Calgary's Southeast Discover over 1,800 square feet of thoughtfully renovated living space in the established community of McKenzie Lake. This exceptional three-bedroom townhome seamlessly blends modern updates with functional design, creating an inviting sanctuary for families and professionals alike. **MAIN FLOOR ELEGANCE** Step into a beautifully appointed main level featuring a sun-filled living room anchored by a warm gas fireplace—perfect for cozy evenings and entertaining guests. The open-concept design flows effortlessly into a stunning dining area and recently renovated kitchen showcasing sleek new resin countertops, brand-new stainless steel appliances, and contemporary finishes. A convenient guest powder room completes this level. **UPPER-LEVEL RETREAT** The second floor offers three generous bedrooms providing comfortable accommodations for the entire family. A versatile bonus room presents endless possibilities—home office, playroom, or fitness space. The fully renovated main bathroom features modern fixtures and finishes that elevate your daily routine. Upgraded flooring with sound-barrier underlay adds to the everyday comfort. **LOWER-LEVEL SANCTUARY** The fully finished basement extends your living space with a cozy family room ideal for movie nights and casual gatherings. A private den offers the perfect work-from-home solution or guest quarters, complemented by a second full bathroom for added convenience. **PREMIUM UPGRADES THROUGHOUT** Recent enhancements include NEW central air conditioning for year-round comfort, stylish NEW luxury vinyl plank flooring, and completely renovated kitchen and bathrooms—move-in ready with nothing left to do. **LIFESTYLE & LOCATION** Enjoy easy access to transit,

diverse shopping and dining, schools, and major thoroughfares including Deerfoot Trail and Stoney Trail for seamless connectivity across Calgary. Surrounded by parks, pathways, and green space, this established southeast neighbourhood offers everything busy families and professionals need. The single attached garage plus additional driveway parking ensures convenience for active households. This is more than a townhome—it's your opportunity to settle into a beautifully updated home in one of Calgary's well-rooted southeast communities. Schedule your private showing today!