

193 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2341602



\$565,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	925 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Storage		

Inclusions: NA

Welcome home to this beautifully renovated detached bi-level in the sought-after community of McKenzie Lake, complete with a DOUBLE DETACHED GARAGE! An excellent opportunity for first-time buyers, downsizers or investors, this bright and inviting home offers a functional layout with plenty of space to enjoy. The main floor features vaulted ceilings and an open-concept design, with the kitchen flowing seamlessly into the dining and living areas—perfect for everyday living and entertaining. You’ll also find two bedrooms upstairs along with a full bathroom featuring convenient cheater ensuite access. The fully finished lower level adds even more living space with two spacious bedrooms, a 4-piece bathroom, laundry room and comfortable media room. Outside, the backyard is made for entertaining with a new Belgard Cheswick paver patio extending from the upper deck, new rundle rock and a pond with waterfall, slate entry steps add to the home’s curb appeal. Located on a family-friendly street with a community playground and schools nearby. Book your private showing today!