



## 80 MT ABERDEEN Manor Calgary AB

\$262,500

Wow!! Offered for sale at 262,500 Assessment for 2017 - 282,000. (this does not back onto Mt. McKenzie Drive) Located in a park like setting, with easy access to major routes, public transit, as well as multiple shops and services on 130th, all within a 5 min. drive. Bow River and Fish Creek Park is just a short walk away. This well maintained home offers a front attached garage, 2 huge bedrooms, a loft and 2 bathrooms, south facing deck, fully developed basement. Recent upgrades include stainless steel fridge and stove (2016), main floor blinds. new main floor carpet and stairs done last week, recently replaced garage door, easy access. This could be your next perfect home. Call today, you've got to see this!



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