



# 13 Mt. Aberdeen Manor Calgary Alberta

\$470,000

Welcome to 13 Mt. Aberdeen Manor SE - Where Refined Living Meets Lake Community Charm Discover over 1,800 square feet of thoughtfully renovated living space in the highly sought-after 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.

**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 the best of McKenzie Lake living with easy access to transit stops, diverse shopping and dining options, and major thoroughfares for seamless connectivity across Calgary. The single attached garage plus addit...

Primary Bedroom 5.10 M x 3.60 M  
 Bedroom 3.10 M x 2.50 M  
 Bedroom 3.40 M x 2.50 M  
 Family room 3.40 M x 3.10 M  
 4pc Bathroom 3.30 M x 1.50 M

Family room 4.40 M x 2.80 M  
 Other 3.80 M x 2.80 M  
 3pc Bathroom 2.10 M x 1.50 M  
 Kitchen 2.80 M x 2.60 M  
 Dining room 4.10 M x 2.20 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.housescalgary.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Laundry room 2.70 M x 2.20 M

Furnace 2.70 M x 2.20 M

Storage 2.60 M x 2.00 M

Great room 5.20 M x 3.70 M

2pc Bathroom 2.20 M x .90 M

Other 3.10 M x 1.70 M