



158 Mt Aberdeen Manor Calgary Alberta

\$419,800

Welcome to a truly exceptional living experience in one of Calgary's most desirable SE communities! This fully developed two-story end unit, featuring two bedrooms plus a versatile den or games room on the upper level, offers an ideal combination of thoughtful design and prime location. Conveniently situated near 130th Avenue's shopping and transit options, this home blends accessibility with a tranquil setting. Step inside to discover a warm, inviting living space anchored by a charming corner gas fireplace that sets the perfect ambiance. Gleaming 3/4" hardwood & laminate on the main and upper floors with a rich, cozy carpet in the the lower level. The property has been meticulously maintained, showcasing numerous upgrades that enhance its modern appeal. Non-monitored Vivant security system and digital front door lock are included. Upgraded cabinets with glass display doors are showcased by newer stainless steel appliances. This is one of the "few" units that has an oversized deck (18' X 12') PLUS stairs onto the greenspace. *NO POLY B piping* This pet-free, non-smoking home is move-in ready, offering both aesthetic charm and practical comforts. An attached garage adds to the convenience of daily living, while the low condo fees make this home a standout value. Don't miss your chance to make this beautiful property your own—a harmonious blend of elegance, comfort, and affordability awaits! (id:6769)

Bonus Room 11.17 Ft x 10.17 Ft
Primary Bedroom 16.92 Ft x 11.92 Ft
Bedroom 16.92 Ft x 10.42 Ft
4pc Bathroom 11.17 Ft x 5.00 Ft
Family room 12.83 Ft x 8.58 Ft
Other 9.67 Ft x 8.50 Ft
Office 8.58 Ft x 6.17 Ft

Laundry room 13.25 Ft x 9.83 Ft
Other 5.67 Ft x 4.58 Ft
Living room 17.25 Ft x 11.42 Ft
Dining room 13.50 Ft x 7.92 Ft
Kitchen 8.33 Ft x 7.67 Ft
2pc Bathroom 7.25 Ft x 3.08 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

<https://christensenhomes.ca/>

RE/MAX Realty Professionals

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

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