



## 206 Mt Aberdeen Manor Calgary Alberta

\$499,900

This well-kept bungalow-style corner townhouse offers a bright, comfortable layout in the heart of McKenzie Lake. Fresh paint throughout gives the home a clean, updated feel, while the double attached garage and private driveway add everyday convenience. The main level features a spacious living and dining area that connects easily to the kitchen, which offers plenty of cabinet and counter space. Step outside to your own private deck, a great spot to enjoy a quiet morning or wind down in the evening. The upper level includes generously sized bedrooms filled with natural light, designed to feel private and inviting. Downstairs, the finished basement expands the living space with a second family area, laundry room and a large bedroom with a walk-in closet, making it ideal for guests or extended family. Recent improvements in 2025 include a new hot water tank, furnace gas valve, and shower faucet. Triple-pane windows improve energy efficiency, and condo fees take care of exterior maintenance for easy living. Located close to Deerfoot Trail, 130th Avenue, shopping, restaurants, gyms, and Fish Creek Park, this corner unit delivers a practical layout, low-maintenance lifestyle, and an excellent location. (id:6769)

4pc Bathroom 4.83 Ft x 12.75 Ft

Laundry room 19.67 Ft x 6.25 Ft

Recreational, Games room 17.92 Ft x 14.92 Ft

Other 7.17 Ft x 8.83 Ft

Bedroom 13.42 Ft x 14.92 Ft

4pc Bathroom 5.00 Ft x 8.25 Ft

2pc Bathroom 3.17 Ft x 7.33 Ft

Bedroom 11.67 Ft x 12.00 Ft

Dining room 6.42 Ft x 12.67 Ft

Foyer 5.50 Ft x 11.58 Ft

Kitchen 12.92 Ft x 8.67 Ft

Living room 12.92 Ft x 16.08 Ft

Primary Bedroom 15.33 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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

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