

13 McKernan Road SE
Calgary, Alberta

MLS # A2257889



\$480,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,091 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: dishwasher

Attention First-Time Buyers & Investors! Don't miss this fully finished 4-level split with lake access in McKenzie Lake. Offering 4 bedrooms, an oversized family room, a bay-window living room, and a primary suite with dual walk-in closets + ensuite rough-in, this home has the space and flexibility you've been looking for. Steps to McKenzie Lake School, parks, transit, and 130 Ave shopping. A great opportunity to personalize, add value, and make it your own—whether you're buying your first home or looking for an income property.