

**119 Mt Douglas Manor SE  
Calgary, Alberta**

**MLS # A2276762**



# \$374,900

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** Central Vac with no attachments "as is"

Wonderful end-unit townhouse ideally located in the sought-after community of McKenzie Lake. Just steps from Mountain Park School, numerous parks, walking paths, and local amenities, with easy access to Fish Creek Park, the Bow River, and its extensive pathway network, this home is perfectly positioned for both convenience and lifestyle. The open-concept main floor features a spacious living room with a patio door leading to the private rear deck, a generous dining area, and a functional kitchen complete with stainless steel appliances, ample cabinet space, and a convenient island, ideal for everyday living and entertaining. Upstairs, you will find two comfortable bedrooms, a versatile flex room perfect for a home office, fitness space, or reading nook, and a full four-piece bathroom. The unfinished basement offers excellent storage and future development potential. Enjoy summer evenings on your private back deck with room for a barbecue and outdoor dining. A single attached front garage adds both convenience and value. Set within a quiet, well-managed complex and located close to major roadways, including Deerfoot and Stoney Trail, this clean, comfortable, move-in-ready home presents an excellent opportunity to own in one of Calgary's most desirable neighbourhoods.