

**13 Mt. Aberdeen Manor SE  
Calgary, Alberta**

**MLS # A2284013**



# \$470,000

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,321 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

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 additional driveway parking ensures convenience for busy households. This is more than a townhome—it's your opportunity to embrace McKenzie Lake's vibrant community lifestyle in a home that's been meticulously updated for modern living. Schedule your private showing today!