

# \$389,900 - 119 Mt Douglas Manor Se, Calgary

MLS® #A2262730

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.06 Acres

McKenzie Lake, Calgary, Alberta

Welcome to this bright and inviting two-bedroom, two-bathroom end-unit townhouse, ideally located in the sought-after community of McKenzie Lake, just steps from Mountain Park School, parks, walking paths, and local amenities. The open-concept main floor features a spacious living room with a patio door leading out onto the rear deck, a generous dining area, and a functional kitchen showcasing stainless steel appliances, ample cabinet space, and a convenient island, perfect for everyday living or entertaining. Upstairs offers two comfortable bedrooms, a versatile bonus room ideal for a home office, fitness space, or reading nook, and a full four-piece bathroom. The unfinished basement provides excellent storage and opportunity for future choice development potential. Enjoy summer evenings on your private back deck with room for a BBQ and outdoor dining. A single attached front garage adds convenience and value to this wonderful home. Set in a quiet, well-managed complex in an unbeatable location close to schools, transit, Fish Creek Park, and major roadways, including Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready, this is an ideal opportunity to own in one of Calgary's most desirable neighbourhoods!

Built in 1997

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2262730      |
| Price          | \$389,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,305         |
| Acres          | 0.06          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 119 Mt Douglas Manor Se |
| Subdivision | McKenzie Lake           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3C8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Open Floorplan, See Remarks                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator |
| Heating           | Forced Air                                                              |
| Cooling           | Central Air                                                             |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Unfinished                                                        |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Reverse Pie Shaped Lot   |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 12                |
| Zoning         | M-CG d44          |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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