

# \$574,900 - 97 Mt Aberdeen Circle Se, Calgary

MLS® #A2262708

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

AWESOME place to make you 1st home!

GREAT Community with loads 'O amenities nearby.

Schools...check...shopping...loads...Bow River

Valley...yup, even the South Health Campus

Hospital is close. This HOME is LOVINGLY

refreshed with NEW paint inside and out!

Oh...where to start...BRAND NEW

FURNACE!!! Good start? NEW, never used

WASHER & DRYER. New SWITCHES,

LIGHTING. Cabinet doors refinished!

Furnace ducts professionally cleaned.

Carpets professionally cleaned. And the

POLY B...VERY common in this community

has been REPLACED! So far so good? On

with the show... Upon entry you notice the

feeling of space brought on by the wonderful

OPEN-to-BELOW stairway and "sky bridge" to

the 2nd bedroom. On the right is a slightly

more formal area where Jeeves can seat your

guests . Beyond the archway is the kitchen. A

well appointed 365 degrees, with LOTS of

COUNTER SPACE and CABINETS (Did I

mentioned newly refinished?). A chef's

PERFECT WORK TRIANGLE. The dinning

area is just beyond that with space to feed

extended FAMILY and/or FRIENDS. Once the

feast has been feasted upon...you can all roll

your way to the family room where you can all

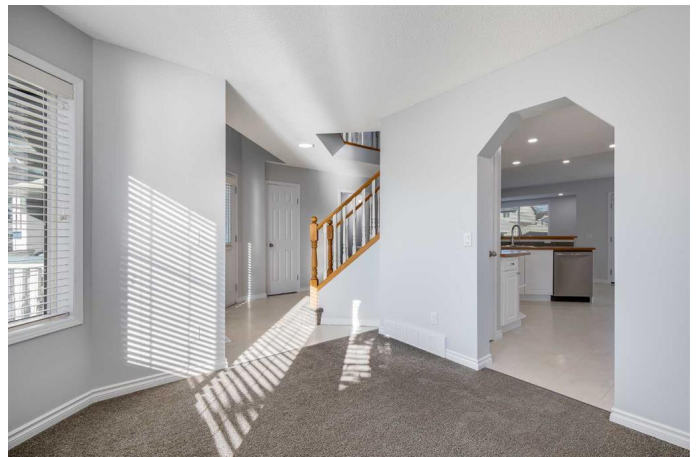
sit watching the tube, or better yet, enjoying

everyone's company around the fireplace,

while you listen to Uncle Jessie tell the story

(for the 100th time) of his encounter with that

skunk that did not end well. Upstairs you find



3 good sized bedrooms. The primary has a full ensuite of course! And the main bath is placed right between the 2nd and 3rd bedrooms, great for easy access for the kidlets. With that in mind...UPSTAIRS LAUNDRY (Did I mention the BRAND NEW, NEVER USED Laundry pair?). The finished basement is ideal for gaming, entertaining, rough housing for the teens... There is space enough to add a bedroom and bath if you wish. Out back is a large patio area plus greenspace, great for our summers! The garage is an oversized 24 x 24 double complete with separate panel. There is even an area beside the garage IDEAL for the perfect dog run). You really need to come have a look!

Built in 1997

### **Essential Information**

MLS® #	A2262708
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Mt Aberdeen Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 3H4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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