

# \$539,999 - 206 Mt Aberdeen Manor Se, Calgary

MLS® #A2263702

**\$539,999**

3 Bedroom, 3.00 Bathroom, 1,064 sqft

Residential on 0.10 Acres

McKenzie Lake, Calgary, Alberta

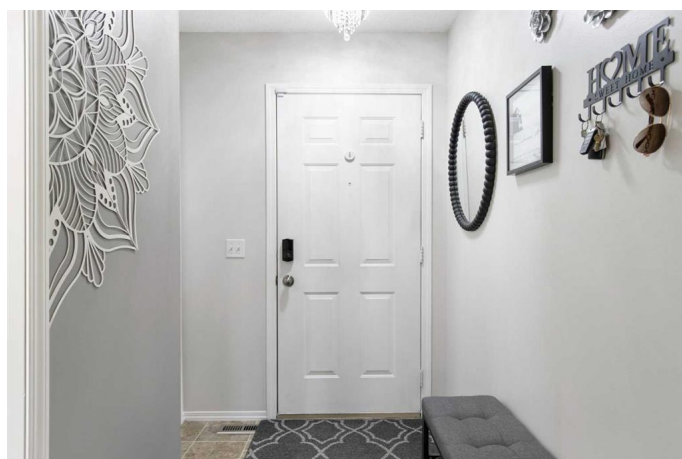
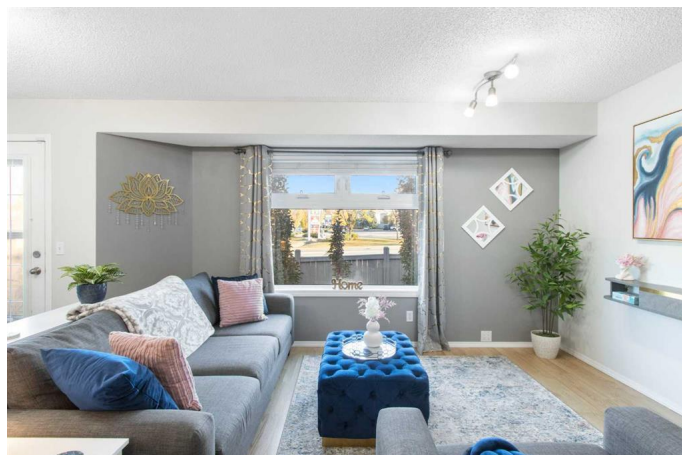
Bright, spacious, and move-in ready, this exceptional corner-unit townhouse in McKenzie Lake showcases pride of ownership with a freshly painted interior, double attached garage, and private driveway. The main floor features an open-concept living and dining area that flows seamlessly into the kitchen with ample counter space and cabinetry, and opens onto a private deck, perfect for morning coffee or evening relaxation. Upstairs, youâ€™™ll find generously sized, light-filled bedrooms designed for comfort and privacy, while the finished basement adds a versatile second living area and a large bedroom with a walk-in closet, ideal for guests or extended family. Recent upgrades (2025) include a new hot water tank, furnace gas valve, and new shower faucet. The home also boasts energy-efficient triple-pane windows and low-maintenance living with condo fees covering exterior upkeep. Located just minutes from Deerfoot Trail, 130th Avenue, shopping, dining, gyms, and the natural beauty of Fish Creek Park, this rare corner unit offers an ideal combination of lifestyle, convenience, and long-term value in one of Calgaryâ€™™s most desirable neighborhoods.

Built in 1998

## Essential Information

MLS® # A2263702

Price \$539,999



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,064
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	206 Mt Aberdeen Manor Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3N8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, No

	Neighbours Behind, Underground Sprinklers
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
Zoning	M-CG d44

### **Listing Details**

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.