

\$1,750,000 - 89 Mt Douglas Circle Se, Calgary

MLS® #A2269342

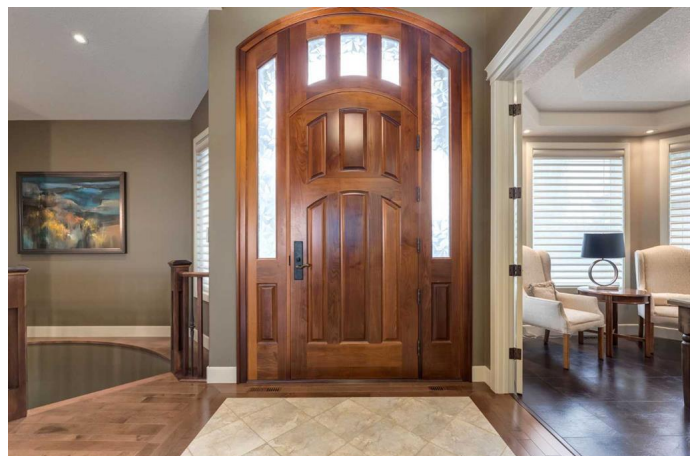
\$1,750,000

4 Bedroom, 3.00 Bathroom, 2,223 sqft

Residential on 0.21 Acres

McKenzie Lake, Calgary, Alberta

Spectacular view of world famous Bow River, valley, Downtown Calgary and mountains from the Heated Sunroom which is an integral part of this home in all seasons and is included in the measurements. (The entire wall opens by folding/sliding doors). Walk out to deck with glass-paneled railings and stairs leading to the fully landscaped yard. As you walk up to and enter through the gorgeous front entry, you will enjoy the solid hardwood front door and beautifully tiled entry. The adjacent office/flex room with built-in desk and wall shelving unit is bright and private with its double doors and inviting tiled floor. Dining room with built-in cabinetry and ample space for a big table is adjacent to the Living room which has a well designed gas fireplace for intimate conversations and again, ample space for entertaining while enjoying the view through the large glass window. You will love the kitchen with breakfast nook as well as the island with sink and seating space for visiting. Loving this kitchen with the spectacular view will be easy. Also high quality appliances in kitchen include Wolf Microwave, Sub Zero Fridge, Wolf built-in oven, Gas stove, Wine fridge. Appliance garage. Recycle bins. What a delight to have the view while preparing delectable meals with a glass of your favorite wine. Great, spacious pantry too. Primary Bedroom/walk-in closet also overlooks the fabulous view and has its own gas fireplace as well as a walk-in closet. Laundry is just steps away to the garage entry as well with a walk-in



coat closet and 2-piece bathroom. The curved staircase leading you down to another beautiful space with full bar, lovely cabinetry and granite countertops. Fisher & Paykel dishwasher (double drawers), Sharp microwave drawer, Sub Zero wine fridge and stainless sink. Family room with gas fireplace, games/dining area and fabulous built in cabinetry, three bedrooms with walk-in closets, 4-piece bath, art/flex room, Utility room. 2 Hot water tanks, one dedicated to floor heating down, high efficiency furnace, water softener, sprinkler system. Brand new eavestroughs/downspouts November 2025.

Built in 1998

Essential Information

MLS® #	A2269342
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,223
Acres	0.21
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	89 Mt Douglas Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3P3

Amenities

Parking Spaces	7
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Awning(s), BBQ gas line, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Garden, Irregular Lot, Landscaped, No Neighbours Behind, See Remarks
Roof	Cedar Shake
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.