

162 Mt Aberdeen Manor SE  
Calgary, Alberta

MLS # A2223487



\$404,000

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome to this lovely single-family townhome that epitomizes comfort and convenience. This stylish townhouse boasts modern finishes nestled in Calgary's most desirable family orientated S.E. communities. Perfect for first-time buyers or to those looking to downsize. A gateway to a dynamic lifestyle complete with trendy eateries, parks, shopping malls, public transit and great access to the Deerfoot. Step inside to discover an open and spacious floor plan that maximizes every inch of the interior space. Complete with two huge bedrooms, 4 piece bathroom and a bonus/den upstairs. Each room features large windows that allow for plenty of natural light, enhancing the sense of space and tranquility. The living area in main level is bathed in abundant natural light, creating a warm and welcoming atmosphere that flows effortlessly into the kitchen and dining spaces. All white appliances in well-appointed kitchen, which offers ample storage and counter space for all your culinary needs. Whether you're hosting a dinner party or enjoying a quiet meal, the adjacent dining area provides the perfect setting for both. An insulated attached single garage adds to the convenience of daily living. A very nice basement with a bar for your extra recreation room. Location is everything and this townhome is situated in a vibrant community, you're just steps away from top-rated schools, Fish Creek Park with Bow River Pathways and scenic playgrounds, bustling shopping centers on the 130th Ave. with Superstore, Home Depot, BestBuy, Walmart, variety of restaurants, coffee shops and banks, etc. Book a showing today. Your dream home awaits!