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165 Mt Douglas Manor SE
Calgary, Alberta

MLS # A2228471



\$377,887

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 285

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: N/A

PRICE REDUCED well below market value for a QUICK SALE! Affordable Comfort in a Family-Friendly Neighbourhood! Welcome to this charming 3-bedroom, 1.5-bath townhome—just a short walk to Mountain Park Middle School, making busy mornings a breeze! You’ll love the easy-care luxury vinyl plank flooring, updated appliances, and cozy fireplace that creates a warm, welcoming space for family time. With a newer furnace and roof already taken care of, you can move in with peace of mind. The full basement offers tons of storage or space to grow. Steps from parks, walking paths, and transit—this is the ideal home base for a busy, active lifestyle. Clean, well-kept, and ready for you to make it your own!