

# \$570,000 - 311 Mt Aberdeen Close Se, Calgary

MLS® #A2195733

**\$570,000**

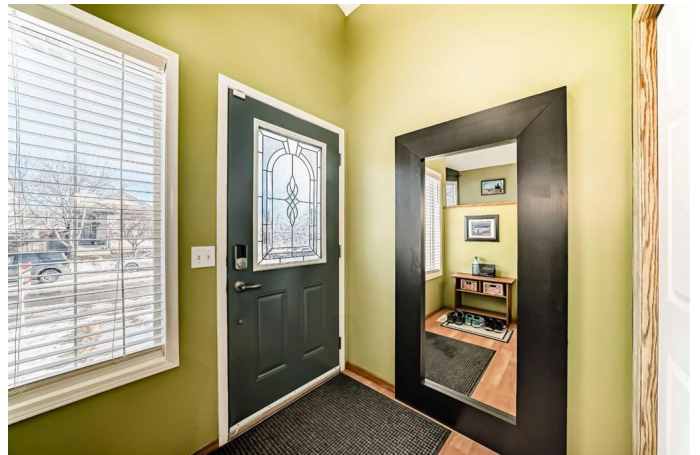
3 Bedroom, 2.00 Bathroom, 1,430 sqft  
Residential on 0.09 Acres

McKenzie Lake, Calgary, Alberta

Welcoming you to 311 Mount Aberdeen close se, a charming residence nestled in the heart of Calgary's picturesque Mckenzie Lake community. The community boasts of well-maintained parks, pathways, and convenient access to nearby shopping centers off 130th Ave. Quality schools nearby, and the natural beauty of fish creek provincial park, Mckenzie Lake seamlessly blends suburban tranquility with modern amenities, making it an ideal place to Call home. The home with just over 1700sqft of developed living space offers a comfortable and functional layout, with 3 beds 2 bath, making it an ideal space for families. Over the years the home has received a few updates enhancing its appeal while maintaining its original charm. With good-sized bedrooms, a welcoming living space, and a practical kitchen, this residence provides a cozy yet spacious environment. Whether you're looking for a primary resident or an excellent investment opportunity, this home presents a great balance of space, comfort, and potential. Heated floor in basement bathroom, with custom shower. New carpet upper 2025, New furnace 2018, Hot water 2018 AC 2022, Microwave 2022, Parking pad 23x23 poured 2023. West facing backyard. Book your showing today.

Built in 1998

## Essential Information



MLS® #	A2195733
Price	\$570,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,430
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	311 Mt Aberdeen Close Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3N4

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Rear Drive

### **Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Few Trees, Gentle Sloping
Roof	Cedar Shake
Construction	Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 21st, 2025

Days on Market        48

Zoning                  R-CG

### **Listing Details**

Listing Office           Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.