



GRASSROOTS
REALTY GROUP

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6 Mckernan Place SE
Calgary, Alberta

MLS # A2300140



\$499,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Fridge in Basement

Imagine spending your summer days at the lake, your weekends paddleboarding with friends, and your kids biking to the beach instead of sitting inside. Tucked away on a quiet cul-de-sac and just a 5-minute walk to McKenzie Lake, this beautifully renovated home offers something increasingly difficult to find in Calgary: access to an incredible lifestyle without the million-dollar price tag. Whether you're a young family looking for room to grow or a couple wanting to put down roots in one of Calgary's most established lake communities, this home delivers the perfect balance of location, lifestyle, and peace of mind. Inside, nearly everything has already been done for you. The kitchen has been completely renovated, the bathrooms refreshed, the basement fully finished, and the major mechanical upgrades have all been tackled. New furnace. New air conditioning. New hot water tank. New windows. Full Poly-B replacement. New fencing. Simply move in and start enjoying your summer. The functional two-storey layout offers 3 bedrooms, 3 bathrooms, and over 1,600 square feet of developed living space designed for real life. Outside, you'll love the quiet street, mature trees, nearby schools, parks, pathways, and the endless recreation opportunities that come with living in McKenzie Lake. Morning walks around the lake. Beach days with the kids. Winter skating. Community events. Paddleboards. Picnic blankets. Sunset bike rides. This is more than a home. It's a lifestyle.