



**57 Mt Aberdeen Manor SE
Calgary, Alberta**

MLS # A2312897



\$379,900

Division:	McKenzie Lake		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,330 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully maintained and exceptionally spacious townhouse offering over 1,330 SQ.FT. of comfortable living space in a highly desirable and convenient location! Perfectly designed for first time home buyers, growing families, this charming home combines affordability, functionality, and lifestyle all in one incredible package. Featuring 3 generous sized bedrooms and 1.5 bathrooms, this home offers a bright and inviting layout with plenty of room to live, work, and entertain. The main floor showcases a warm and welcoming living area filled with natural light, flowing seamlessly into the dining space and kitchen — ideal for family gatherings or hosting guests. Upstairs, you’ll find spacious bedrooms with ample closet space and a practical layout perfect for everyday living. Enjoy the unbeatable location just minutes from major highways, shopping centres, restaurants, schools, parks, public transit, and all essential amenities, making daily commuting and errands incredibly convenient. Whether you’re starting your homeownership journey or adding to your investment portfolio, this property offers outstanding value and endless potential. Don’t miss this fantastic opportunity to own an affordable, move in ready home in a prime location — a true gem for first-time buyers! Call your favorite agent to view this beautiful townhouse.