



GRASSROOTS
REALTY GROUP

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237 Mt Aberdeen Circle SE
Calgary, Alberta

MLS # A2352037

\$475,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C1N
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: n/a

CORNER LOT! SOUTH-FACING YARD! INCREDIBLE VALUE IN MCKENZIE LAKE! Welcome to 237 Mount Aberdeen Circle SE, an excellent opportunity to get into one of Calgary's most established and sought-after family communities for just \$475,000! Whether you're a first-time buyer, young family, or investor, this charming 3-bedroom home offers the space, functionality, and future potential you've been looking for. Situated on a desirable ****CORNER LOT****, the property features a welcoming front porch, a sunny ****SOUTH-FACING BACKYARD****, and a rear parking pad with plenty of potential to build a double detached garage. Inside, you'll find a functional layout with three bedrooms upstairs and 1.5 bathrooms, offering comfortable everyday living with room to make it your own. The developed basement adds valuable living space with a spacious recreation room, dedicated laundry area, and additional storage. ****The home has been well maintained overall and offers a fantastic opportunity for buyers willing to put in a little TLC. A few cosmetic updates and personal touches could go a long way toward making this home truly shine!**** Located in the fantastic community of McKenzie Lake, you'll enjoy convenient access to parks, pathways, schools, shopping, and major roadways, with everything you need just minutes away. ****An affordable detached home on a corner lot in McKenzie Lake, with incredible potential to make it your own, don't miss this opportunity!**