

# \$415,000 - 219 Mt Douglas Manor Se, Calgary

MLS® #A2226255

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,333 sqft

Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

\*\*\*Open House\*\*\* - this Saturday Oct. 4th,  
2025 from 2-4 pm.

Elegant End-Unit Townhome in  
Desirable McKenzie Lake.

Nestled at the end of a quiet cul-de-sac in the sought-after community of McKenzie Lake, this beautifully maintained end-unit townhome offers an exceptional combination of comfort, and convenience. This original-owner townhouse has been well maintained and has always remained smoke and pet free! With over 1,800 sq. ft. of developed living space, this thoughtfully designed residence features a bright, open-concept kitchen, a welcoming living room with a cozy gas fireplace, and a spacious dining area, perfect for entertaining. The upper level boasts two generously sized bedrooms along with a bonus sitting area. The fully developed basement provides a versatile space for a media room, gym, or additional workspace, along with a cold room equipped with rough-in plumbing, offering the potential for an additional bathroom.

This home also features a single attached garage with an additional driveway parking space for added convenience. Step outside to your private back deck, which backs onto a serene shared green space, providing a peaceful retreat for relaxation or summer entertaining with a built-in gas line for your BBQ. For additional peace of mind, you will certainly enjoy the recently replaced new roof!



Situated within walking distance to the picturesque Bow Valley pathway leading to Fish Creek Provincial Park, outdoor enthusiasts will value the abundance of recreational activities right at your doorstep! This property is also conveniently located within walking distance to Mountain Park School and just minutes from Deerfoot Trail, Stoney Trail, and the vibrant shopping and dining district of 130th Avenue, this home offers unparalleled access to amenities and effortless commuting. Don't miss this rare opportunity to own a move-in-ready home in one of Calgary's most desirable neighbourhoods. Contact your favourite REALTOR® today to schedule a private showing!

Built in 1997

### Essential Information

MLS® #	A2226255
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,333
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	219 Mt Douglas Manor Se
Subdivision	McKenzie Lake
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 3C8

### Amenities

Amenities	Snow Removal, Visitor Parking, Trash
Parking Spaces	2
Parking	Garage Door Opener, Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Ceiling Fan(s), Vinyl Windows, Kitchen Island, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Dryer, Electric Oven, Garage Control(s), Range Hood, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Zoning	M-CG

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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