

# \$415,000 - 165 Mt Douglas Manor Se, Calgary

MLS® #A2217458

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.04 Acres

McKenzie Lake, Calgary, Alberta

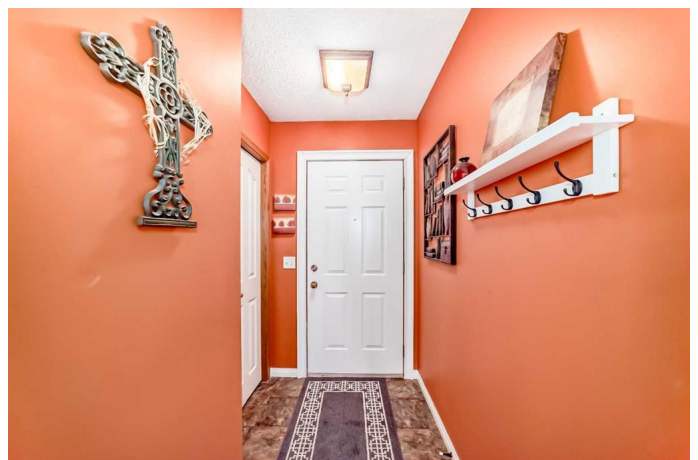
Affordable Comfort in a Family-Friendly  
Neighbourhood!

Welcome to this charming 3-bedroom, 1.5-bath townhome—just a short walk to Mountain Park Middle School, making busy mornings a breeze! You™ll love the easy-care luxury vinyl plank flooring, updated appliances, and cozy fireplace that creates a warm, welcoming space for family time. With a newer furnace and roof already taken care of, you can move in with peace of mind. The full basement offers tons of storage or space to grow. Steps from parks, walking paths, and transit—this is the ideal home base for a busy, active lifestyle. Clean, well-kept, and ready for you to make it your own!

Built in 1997

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2217458      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,326         |
| Acres          | 0.04          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 165 Mt Douglas Manor Se |
| Subdivision | McKenzie Lake           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3C8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island                                                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Floor Furnace                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Family Room, Gas                                                                                                   |
| Has Basement      | Yes                                                                                                                |
| Basement          | Full, Unfinished                                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 10            |

Zoning

M-CG

Listing Details

Listing Office

RE/MAX Realty Professionals

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