

\$575,000 - 204 Mt Aberdeen Circle Se, Calgary

MLS® #A2219671

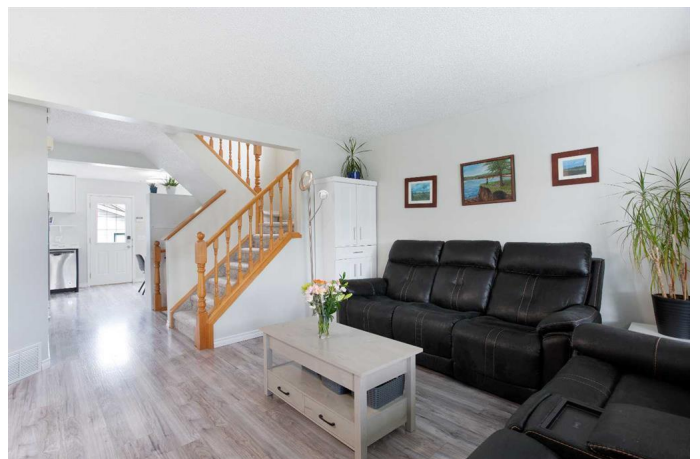
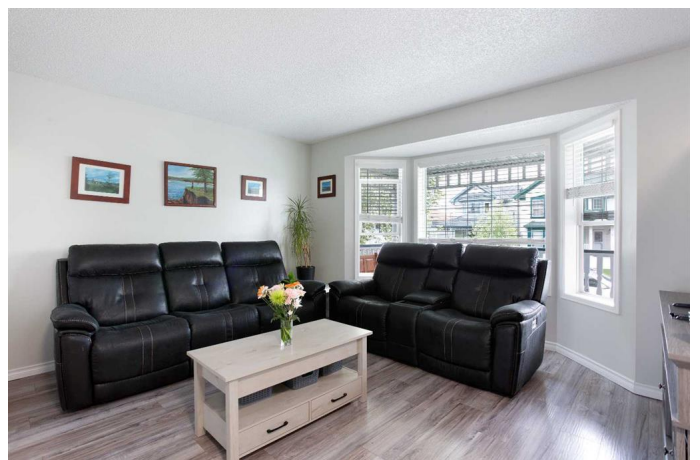
\$575,000

3 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.07 Acres

McKenzie Lake, Calgary, Alberta

Welcome to 204 Mt Aberdeen Circle SE, a beautifully updated and smart-enabled family home with a large garage nestled in the heart of McKenzie Lake. Boasting extensive renovations and thoughtful upgrades throughout, this home is truly move-in ready. Step inside to discover a bright and functional layout featuring brand new carpet (2025), recently resurfaced kitchen cabinetry (2025), and durable laminate flooring on the main level. The modern kitchen is outfitted with stainless steel appliances, a smart oven, and seamlessly connects to the dining and living areas, perfect for everyday living and entertaining. A convenient half bathroom is also located on the main floor. This smart home is equipped with voice-controlled lighting, a Nest doorbell, smart locks, Google Nest CO2/fire alarms on all levels, and smart video floodlights at the front, backyard, and garage. Even the irrigation system, washer/dryer, and fan/lights are smart-controlled for ultimate convenience. Upstairs you will find two well sized bedrooms with large closets, a primary bedroom that is South facing which is flooded by natural light and also features a his and her closet, the upper level is finished by a four piece bathroom. The fully finished basement features a professionally installed mold- and mildew-resistant wall and ceiling system, a plumbed sink, and updated flooring (2023), making it ideal for a home gym, media room, or guest retreat. There's also potential to



add a full bathroom, giving even more functionality to the lower level. Additional highlights include an updated roof (2021), and new garage roof (2024) furnace serviced (2025), the home has been fully re-piped with PEX and features a PEX manifold system for easy water shut-off for peace of mind”and your insurance provider will love it! Out front, you”ll find a charming front porch that adds curb appeal and a welcoming spot to relax. Enjoy modern living in a family-friendly community with quick access to schools, shopping at South Trail Crossing, Deerfoot and Stoney Trail, walking paths, parks, and the Bow River. This home offers the perfect blend of smart technology, major mechanical updates, and thoughtful details!

Built in 1997

Essential Information

MLS® #	A2219671
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	204 Mt Aberdeen Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 3H3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.