

# \$975,000 - 106 Mt Kidd Gardens Se, Calgary

MLS® #A2245273

**\$975,000**

3 Bedroom, 3.00 Bathroom, 1,797 sqft  
Residential on 0.22 Acres

McKenzie Lake, Calgary, Alberta

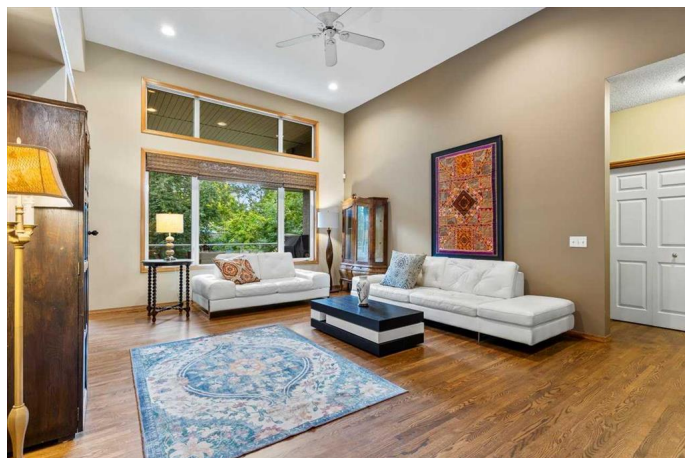
First Time on the Market – Lake Access!  
This original-owner, meticulously maintained home in desirable McKenzie Lake offers the perfect blend of comfort, space, and lifestyle. Situated on a large pie-shaped lot with a private, landscaped backyard, this fully finished walkout home provides access to McKenzie Lake – enjoy swimming, paddleboarding, fishing, and year-round lake activities just minutes from your door.

Inside, you™ll find 3 spacious bedrooms plus a flexible gym space that can easily convert to a 4th bedroom. The updated ensuite, tile roof, in-floor basement heating, and central A/C ensure lasting quality and comfort. Whether you're relaxing on the deck or walking to the lake with your picnic basket, this home offers a rare lifestyle opportunity in one of Calgary™s most family-friendly lake communities.

Built in 1996

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2245273  |
| Price          | \$975,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,797     |
| Acres          | 0.22      |



|            |             |
|------------|-------------|
| Year Built | 1996        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 106 Mt Kidd Gardens Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z2Z5                 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Playground, Beach Access                      |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached, Driveway, Front Drive |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Oven-Built-In, Electric Cooktop |
| Heating           | Fireplace(s), Forced Air, Natural Gas, In Floor, Wood                                                                                           |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Basement                                                                                                                      |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony, Dog Run, Garden, Private Yard                                      |
| Lot Description   | Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Clay Tile                                                                   |

|              |                 |
|--------------|-----------------|
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |
| HOA Fees       | 394              |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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