

# \$445,000 - 102 Mt Mckenzie Gardens Se, Calgary

MLS® #A2264072

## \$445,000

2 Bedroom, 3.00 Bathroom, 1,345 sqft

Residential on 0.01 Acres

McKenzie Lake, Calgary, Alberta

Welcome to the Villas & Vistas of Mckenzie Lake! Situated on a corner lot, this home includes lake access and a double attached garage. Main floor features living room with a bay window and corner fireplace, and formal dining room. The functional kitchen has a raised breakfast bar and leads to a private backyard with concrete patio & grassy area - perfect for evening BBQ's. The 2nd floor has two generously sized primary bedrooms, each with their own 4pc ensuite and spacious walk-in-closets. Other benefits include: a FULL unfinished basement is ready for your creativity, laundry located in basement, extra parking near your front door, full lake privileges (10 min walk), no age restrictions, shopping, restaurants, transit & schools nearby. Nothing to do here but move in and enjoy the LAKE year round!

Built in 1994

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2264072  |
| Price          | \$445,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,345     |
| Acres          | 0.01      |



|            |               |
|------------|---------------|
| Year Built | 1994          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 102 Mt Mckenzie Gardens Se |
| Subdivision | McKenzie Lake              |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 2P9                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air, None                                                                                |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas                                                                                              |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Barbecue, Playground |
| Lot Description   | Corner Lot           |
| Roof              | Asphalt Shingle      |
| Construction      | Stone, Wood Frame    |
| Foundation        | Poured Concrete      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 18                 |
| Zoning         | M-C1 d75           |
| HOA Fees       | 360                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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