

62 Mt Aberdeen Grove SE Calgary, AB T2Z 3N6

**Residential
Incomplete
Banner:**

A2111117

DOM: 0 **LP:** \$510,000.00
CDOM: **OP:**

A Family Favorite on a Quiet Street: Begin Your Journey in this McKenzie Lake Gem!



Class: Detached	City: Calgary
County: Calgary	Subdivision: McKenzie Lake
Type: House	Ttl Beds: 4
Levels: Two	F/H Bth: 1/1
Year Built: 1998	RMS SQFT: 1,186.00
LINC#: 0027325803	LP/SF: \$430.02
Arch Style: 2 Storey	Suite: No
Possession: Negotiable	Lot Size: 3358 SqFt
Lot Dim:	Lot Depth: M'
Front Length: 9.14M 30`0"	
Legal Desc: 9712646;3;16	
Legal Pln: 9712646 Blk: 3	Lot: 16 Condo: No
Zoning: R-C1N	Tax Amt/Yr: \$2,842.00/2023
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: SE
Restrict: None Known	

Public Remarks: Open House Saturday & Sunday March 2 & 3 from 2-4pm... Welcome to the heart of McKenzie Lake, where your perfect starter home awaits. A place where community meets convenience, and life's sweetest moments unfold. With over 1700 square feet of fully finished space, this 4-bedroom, 2-bath home is designed for those starting their journey or looking to invest wisely. Fresh updates like newer appliances and flooring in the upstairs bathroom add a touch of modernity. Stay cozy with a newer furnace and cool with air-conditioning. Step outside to a large, low-maintenance back deck made with composite decking, perfect for gatherings and quiet evenings alike. The oversized double detached garage provides ample space for vehicles and projects, while the fully finished basement, with its floor-to-ceiling fireplace, offers a cozy retreat and plenty of storage for all your needs. Situated on a quiet street and directly across from a welcoming park, this home is not just a space to live, but a place to thrive. Close to all amenities and with easy access, convenience is on your doorstep. On a generous lot, there's room to grow, play, and dream. This home, in its friendly neighborhood, is not just a smart choice—it's the beginning of your next chapter. In the booming Calgary market, opportunities like this are fleeting. For the young family or discerning investor, this home is a beacon of possibility. Make the move to McKenzie Lake. Inquire today and take the first step towards making this house your home.

Directions:

Rooms & Measurements

Baths:	2P 1 3P 0 4P 1 5P 0 6P 0	Bed Abv: 3	Main: 55.09	Mtr2	593.00	SqFt
EnSt Bth:	0 0 0 0 0	Rms Abv: 7	Upper: 55.09	Mtr2	593.00	SqFt
Garage Dims (L x W):	23`0" x 21`5"		Blw Grade: 48.96	Mtr2	527.00	SqFt
			Total AG: 110.18	Mtr2	1,186.00	SqFt

Property Information

Basement: Finished, Full	Lndry Feat: Other
Heating: Fireplace(s), Forced Air, Natural Gas	Cooling: Central Air
Construction: Vinyl Siding, Wood Frame	Fireplaces: 1/Basement, Gas, Stone
Foundation: Poured Concrete	Flooring: Carpet, Laminate
Exterior Feat: Balcony	Fencing: Fenced
Roof Type: Pine Shake	Balcony: Balcony(s), Deck, See Remarks
Reports: RMS Supplements	
Parking: Double Garage Detached, Oversized Total: 2	
Features: No Smoking Home, See Remarks, Storage	
Comm Feature: Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights	
Lot Features: Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot	
Goods Include: N/A	
Appliances: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings	
Other Equip: None	
Goods Exclude: N/A	

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	7`0" x 3`5"	Kitchen w/ Eating Area	Main	16`11" x 11`5" 5.16M x 3.48M
Pantry	Main	1`9" x 1`6"	Living	Main	12`11" x 15`4" 3.94M x 4.67M
Game	BSMT	15`10" x 14`3"	Other	Main	12`1" x 18`1" 3.68M x 5.51M
Frn/Util	BSMT	17`1" x 6`4"	Other	BSMT	8`2" x 5`11" 2.49M x 1.80M
Primary Bed	Upper	12`1" x 12`11"	Bedrm	Upper	9`7" x 11`0" 2.92M x 3.35M
Bedrm	Upper	8`8" x 9`4"	Bedrm	BSMT	10`6" x 9`1" 3.20M x 2.77M
2pc Bathroom	Main	7`1" x 4`8"	4pc Bathroom	Upper	7`4" x 5`5" 2.23M x 1.65M

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#) team@mikeaboudaher.com
List Firm: [Real Broker](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7

Phone: [403-809-9386](tel:403-809-9386)
Phone: [855-623-6900](tel:855-623-6900)
Firm Fax:

Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentiLock/On Gate
Owner Name: Harris
Occupancy: Owner
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com
Ownership: Private
Exclusion: No
List Date: 03/01/2024
Expiry Dt: 06/30/2024
With Dt:
SRR: No

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