

# \$405,000 - 185 Mt Douglas Manor Se, Calgary

MLS® #A2263822

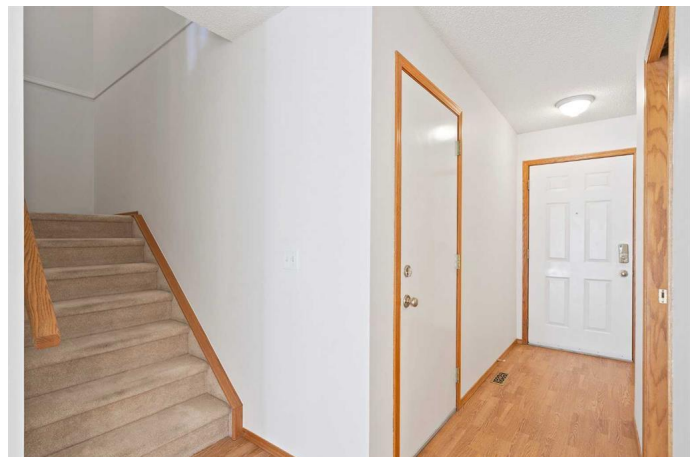
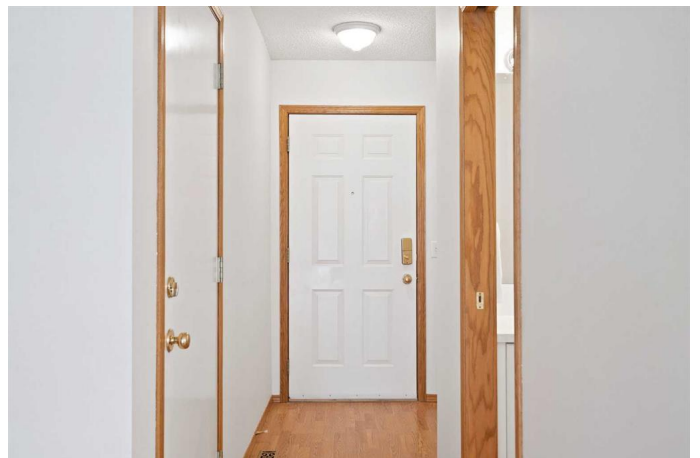
**\$405,000**

2 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.05 Acres

McKenzie Lake, Calgary, Alberta

Welcome to Mount Douglas Peaks, a quiet, well-managed townhouse complex in the desirable community of McKenzie Lake. This bright and beautifully maintained end-unit offers over 1,600 sq. ft. of developed living space and a layout designed for both comfort and functionality. The open-concept main floor features a spacious living room with a cozy gas fireplace, a large dining area, and a well-appointed kitchen with plenty of cabinetry, and a centre island – perfect for everyday living and entertaining alike. Patio doors lead to your private back deck with a built-in gas line for summer BBQs, backing onto a peaceful green space ideal for relaxing outdoors. Upstairs, you’ll find two generous bedrooms and a versatile bonus area that makes a perfect home office, reading nook, or exercise space. The fully developed lower level offers additional flexibility for a media room, gym, or guest area, plus a cold room with potential for an extra bathroom. A single attached garage and driveway provide convenient parking for two vehicles. Enjoy this prime location just steps from Mountain Park School, walking paths, and the Bow River / Fish Creek Park pathway system, and offers easy access to Deerfoot and Stoney Trail. Clean, comfortable, and move-in ready – this is a fantastic opportunity to own a quiet, end-unit townhouse in one of Calgary’s most sought-after communities. THIS IS TRULY A MUST SEE!!



Built in 1997

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2263822      |
| Price          | \$405,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,324         |
| Acres          | 0.05          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 185 Mt Douglas Manor Se |
| Subdivision | McKenzie Lake           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Z 3C8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 1                                                                                                     |

|              |      |
|--------------|------|
| Fireplaces   | Gas  |
| Has Basement | Yes  |
| Basement     | Full |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 25                 |
| Zoning         | M-CG d44           |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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