



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**338 MT DOUGLAS Manor, Calgary T2Z 3C8**

MLS® #: **A2173684**      Area: **McKenzie Lake**      Listing Date: **10/24/24**      List Price: **\$439,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **1,646 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,195**  
 Low Sqft:  
 Ttl Sqft: **1,195**

DOM

**27**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central, Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Central Vacuum, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`3" x 8`0"	Kitchen	Main	10`1" x 9`3"
Dining Room	Main	9`1" x 6`4"	Bedroom - Primary	Second	19`4" x 14`1"
Bedroom	Second	10`11" x 10`2"	Bedroom	Second	10`8" x 9`5"
Game Room	Lower	22`6" x 12`0"	Den	Lower	10`9" x 9`6"
2pc Bathroom	Main	7`0" x 3`4"	4pc Bathroom	Second	8`8" x 4`11"
4pc Bathroom	Lower	9`5" x 6`1"			

Legal/Tax/Financial

Condo Fee:  
**\$285**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG**

Legal Desc: **9710495**

Remarks

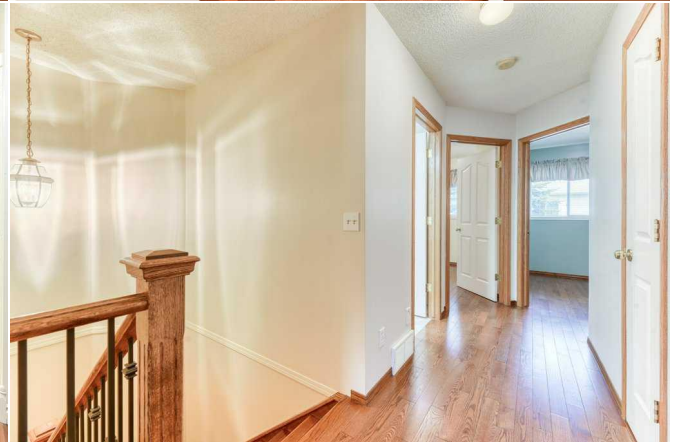
Pub Rmks: **Welcome to Mount Douglas Peaks, a fantastic townhouse complex in McKenzie Lake! This spacious 3-bedroom, 2.5-bath home boasts over 1,625 sq ft of beautifully developed space, ideal for families. The main floor features stunning hardwood floors, an open-concept layout, a well-sized white kitchen with an island, dining area, and cozy living room. The upper level continues with hardwood, including a primary bedroom with a walk-in closet, two additional bedrooms, and a 4-piece bath. The fully developed lower level includes a generous rec room, office, and another 4-piece bath. Enjoy summer BBQs on your back deck, and benefit from a single-car garage plus an extra driveway parking space. Recent upgrades: stainless steel appliances (2 years), Samsung washer & dryer (5 years), furnace serviced with a new motherboard (2 years), new hot water tank (2 years), and new carpet in the lower level. Located just a short walk from the Bow River Pathway and Fish Creek Provincial Park, this home is also near Mountain Park School, major highways, and shopping/dining options on 130th Ave. Don't miss this opportunity—call today to schedule your viewing!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















**338 Mt Douglas Manor SE, Calgary, AB**

Main Floor Exterior Area 599.23 sq ft  
Interior Area 535.34 sq ft  
Excluded Area 226.27 sq ft



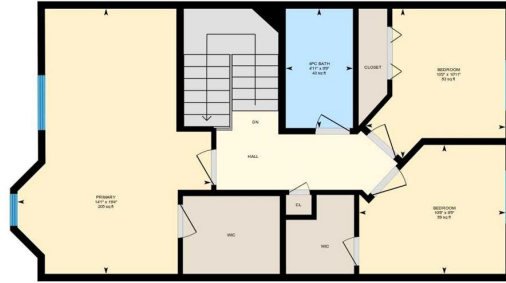
PREPARED: 2024/10/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**338 Mt Douglas Manor SE, Calgary, AB**

2nd Floor Exterior Area 718.54 sq ft  
Interior Area 657.59 sq ft



PREPARED: 2024/10/22



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**338 Mt Douglas Manor SE, Calgary, AB**

Basement (Below Grade) Exterior Area 494.07 sq ft  
Interior Area 427.92 sq ft  
Excluded Area 16.77 sq ft



PREPARED: 2024/10/22



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.