



THE
A-TEAM

**RE/MAX
FIRST**

63 MT ALLAN Circle, Calgary T2Z 2S3

MLS®#: **A2189857**

Area: **McKenzie Lake**

Listing Date: **01/23/25**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 31-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1995**

Finished Floor Area
Abv Sqft: **888**
Low Sqft:
Ttl Sqft: **888**

DOM

9
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **3,143 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Washer,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	9`6" x 12`5"
Living Room	Main	12`3" x 16`4"
3pc Bathroom	Lower	0`0" x 0`0"
Bedroom	Lower	7`11" x 10`1"
Living Room	Lower	11`4" x 21`5"

Room	Level	Dimensions
Bedroom	Main	8`5" x 9`1"
Kitchen	Main	9`5" x 8`10"
Bedroom - Primary	Main	10`1" x 12`7"
Kitchenette	Lower	2`9" x 10`1"
Bedroom	Lower	9`4" x 10`0"
Breakfast Nook	Lower	6`3" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9412544

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully updated bi-level home in the desirable community of McKenzie Lake. Offering over 1,600 square feet of living space, this property has been thoughtfully renovated to combine modern style with practical functionality. The upper level features a bright and open layout with 2 spacious bedrooms and a 4-piece bathroom. The modern kitchen is a standout, boasting brand new stainless steel appliances, quartz countertops, and plenty of storage space. The living and dining areas are perfect for entertaining, with large windows bringing in natural light. The lower level offers an illegal suite that includes a second living room, kitchenette with a dining area, 2 additional bedrooms, a 3-piece bathroom, and a cozy fireplace that creates a warm and inviting atmosphere. This beautiful home includes a separate laundry area on each level which adds convenience and flexibility, making this home ideal for multi-generational living or rental opportunities. Outside, in the backyard you will find a semi-private with a double detached garage with new shingles provides secure parking and additional storage. The property is situated on a quiet street, close to schools, parks, shopping, and all the amenities McKenzie Lake has to offer. Don't miss the chance to own this turn-key property in one of Calgary's most family-friendly communities. Book your showing today!

Inclusions:
Property Listed By:

N/A
Royal LePage Benchmark

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









