



THE
A-TEAM

**RE/MAX
FIRST**

22 MT DOUGLAS Villas, Calgary T2Z 3R5

MLS®#: **A2190246** Area: **McKenzie Lake** Listing Date: **01/29/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **4,843 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,361**
 Low Sqft:
 Ttl Sqft: **1,361**

DOM

3
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat:

**Corner Lot,Cul-De-Sac,Low Maintenance Landscape,Landscaped,Paved
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`8" x 12`0"	Dining Room	Main	10`5" x 13`9"
Living Room	Main	13`0" x 17`3"	Bedroom - Primary	Main	10`9" x 15`9"
5pc Ensuite bath	Main	14`2" x 5`9"	Bedroom	Main	11`2" x 15`1"
3pc Bathroom	Main	6`8" x 6`0"	Family Room	Basement	21`2" x 29`0"
Bedroom	Basement	10`8" x 11`11"	Other	Basement	32`4" x 13`8"
Furnace/Utility Room	Basement	10`8" x 7`0"	Storage	Basement	9`5" x 7`5"

Legal/Tax/Financial

Condo Fee:
\$502

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9912642**

Remarks

Pub Rmks: **Now this is bungalow living at its finest! Welcome to 22 Mt Douglas Villas SE, where sophistication meets comfort in this stunning bungalow villa. Walking into this home, you'll be greeted with hardwood floors and an open concept living area that brings the entire main level together and is an entertainer's dream. The kitchen, with its elegant renovations, features stainless steel appliances, quartz countertops, updated backsplash and a spacious pantry. The primary bedroom is located just off the living room for convenience and has a 5pc ensuite that was, along with the main level bathroom, completely renovated in the summer of 2024. With the second bedroom on the main, other features include - the balcony off the dining room, a skylight for added natural light, and main level laundry, so there are no worries about having to climb stairs. The walkout basement recreation room upgrades are brand new and finished with new flooring, drywall, and fresh paint, and there is a third bedroom which is perfect for guests. The basement also has a ton of storage that can be overhauled if one chooses and has the patio just outside for added suitability. The furnace was updated in 2016, and A/C was also added. This property is in a very ideal location, only minutes away from Fish Creek Park, and a short drive to the commercial district of 130th Ave. Not only that, but there are plenty of options for getting around the city, being near both Deerfoot and Stoney Trail, and having public transit access. Don't miss this rare opportunity to embrace a lifestyle of ease and excellence in this wonderful condominium complex, with very minimal maintenance responsibilities. This complex is also the vicinity of many schools in the area and is very family friendly with no adult living restrictions. Contact your favorite agent today and check this beauty out!**

Inclusions:
Property Listed By: **Billard Table/Ping Pong Table, 2 TV's and 2 TV Wall Mounts
Real Broker**

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











