



59 MT APEX Green, Calgary T2Z 2V4

MLS® #: **A2194366** Area: **McKenzie Lake** Listing Date: **02/18/25** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1996** Abv Sqft: **1,408**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,885 sqft** Ttl Sqft: **1,408**
 Lot Shape:

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane, Landscaped, Level, Rectangular Lot**
 Park Feat: **Double Garage Detached, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Laminate**
 Sewer: Ext Feat: **Playground** Water Source: Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	17`9" x 17`0"	Dining Room	Main	35`3" x 51`8"
Kitchen	Main	27`11" x 51`8"	Living Room	Main	49`9" x 64`3"
3pc Ensuite bath	Upper	18`4" x 25`2"	4pc Bathroom	Upper	27`1" x 16`8"
Bedroom	Upper	30`11" x 39`11"	Bedroom	Upper	35`0" x 38`3"
Bedroom - Primary	Upper	42`5" x 46`9"	Game Room	Basement	59`7" x 72`9"
Storage	Basement	59`7" x 55`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc:

9512831

Remarks

Pub Rmks:

Welcome to this charming two-storey home, ideally situated just steps away from a beautiful green space and a family-friendly playground. This inviting home boasts a stunning stone fireplace, adding a touch of elegance and warmth to the living room, making it the perfect space to unwind. The well-appointed kitchen features sleek stainless steel appliances, offering both style and functionality for the home chef. With three generous bedrooms and 2.5 bathrooms, this home provides plenty of space for growing families or those looking for extra room to relax and entertain. The established yard and garden enhance the appeal of the property, providing a peaceful outdoor retreat. Enjoy your summer days on the expansive back deck, perfect for dining, lounging, or hosting friends and family in a private, tranquil setting. A spacious double detached garage offers both convenience and additional storage, perfect for keeping vehicles secure or creating a workshop or hobby space. Located just a short distance from Mt. McKenzie Park, this home offers outdoor recreational opportunities right at your doorstep. With easy access to Deerfoot Trail, you're only 18 minutes from downtown Calgary, making it an ideal location for both work and play. This home perfectly balances a quiet, suburban lifestyle with the convenience of city living—don't miss the chance to make it yours!

Inclusions:

NA

Property Listed By:

eXp Realty

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







