



THE
A-TEAM

**RE/MAX
FIRST**

311 MT ABERDEEN Close, Calgary T2Z3N4

MLS@#: **A2195733** Area: **McKenzie Lake** Listing **02/21/25** List Price: **\$570,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 03-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,918 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,430**
 Low Sqft:
 Ttl Sqft: **1,430**

DOM

44
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**

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

Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Few Trees,Gentle Sloping,Landscaped**
 Park Feat: **Off Street,Parking Pad,Rear Drive**

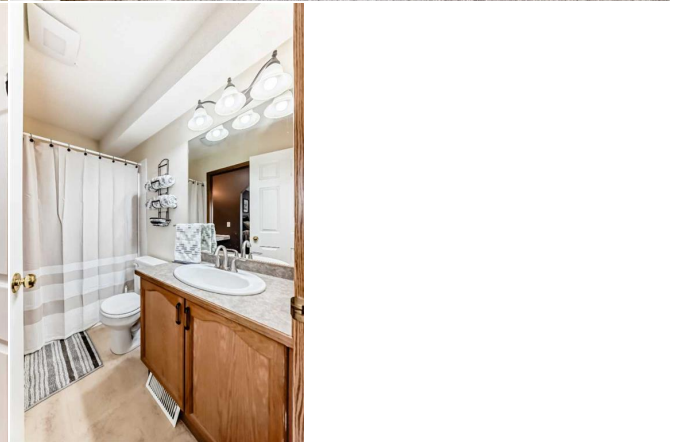
Utilities and Features

Roof: **Cedar Shake** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings**
 Utilities:

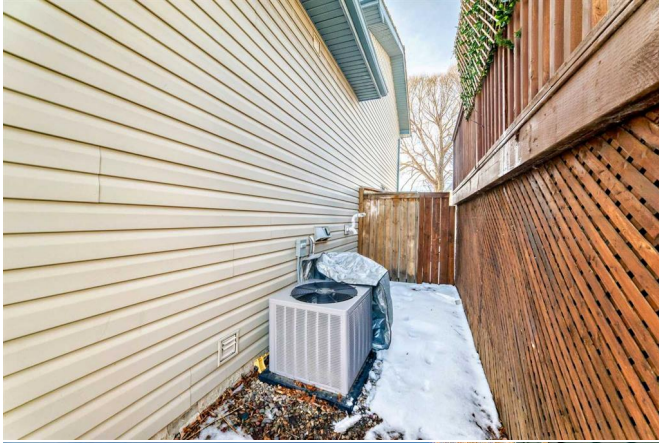
Room Information

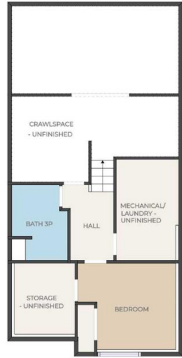
Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`7" x 7`10"	Living Room	Main	13`0" x 13`11"
Dining Room	Main	10`2" x 10`1"	Kitchen	Main	11`9" x 10`11"
Bedroom - Primary	Upper	16`8" x 11`3"	Walk-In Closet	Upper	3`11" x 8`11"
Other	Upper	5`7" x 3`10"	4pc Ensuite bath	Upper	4`11" x 7`11"
Bedroom	Upper	9`3" x 10`2"	Family Room	Lower	18`11" x 20`11"
Storage	Basement	20`1" x 20`10"	Furnace/Utility Room	Basement	12`4" x 7`6"
3pc Bathroom	Basement	9`8" x 6`8"	Bedroom	Basement	10`4" x 12`2"











Room	Dimensions
Living Room	29'1" x 39'9"
Dining	12'0" x 12'0"
Kitchen	10'0" x 10'0"
Bathroom	5'0" x 6'0"
Bedroom	10'4" x 12'2"
Storage	12'0" x 12'0"

Disclaimer: This is not a floor plan for the purpose of a mortgage. It is for informational purposes only. The information is provided for your reference only. It is not intended to be used as a legal document. For more information, please contact your real estate agent.

Client: Alex Neuberger February 22, 2025 Job #: 600568



Room	Dimensions
Living Room	28'0" x 11'0"
Dining Room	12'0" x 12'0"
Kitchen	10'0" x 10'0"
Bathroom	5'0" x 6'0"
Bedroom	10'4" x 12'2"

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