

# \$574,999 - 51 Mt Allan Circle Se, Calgary

MLS® #A2207128

**\$574,999**

3 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.07 Acres

McKenzie Lake, Calgary, Alberta

Welcome home! This quaint home is in the perfect location! Literal steps away from playgrounds & schools, and only a few minute drive to Stoney Trail and all amenities! You won't want to miss out on this prime neighbourhood! Walk inside the home and your eyes catch the gorgeous mantle above the gas fireplace, adding to the cozy vibe the living space gives. The spacious kitchen checks off all the boxes! A WALK-IN PANTRY that is big enough to store all your gadgets and groceries, a double sink with windows that overlook the backyard, tons of cupboard space and even more natural light! Upstairs you will find 3 generous sized bedrooms, a 4 piece bathroom, and a 3 piece bathroom ENSUITE for the primary bedroom. A/C unit already installed, just on time for summer! The basement is partially developed, awaiting your final touches and vision! And an OVERSIZED HOT WATER TANK so you can wash dishes, do the laundry, and still have enough hot water for yourself! An OVERSIZED detached garage in the back with lane access, and a great sized back yard for everyone to enjoy. This home won't last long, come see it while you can!

Built in 1995

## Essential Information

MLS® #                   A2207128

Price                     \$574,999



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,351       |
| Acres          | 0.07        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 51 Mt Allan Circle Se |
| Subdivision | McKenzie Lake         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | t2z 2s3               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry                                                        |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                    |
| Cooling           | Central Air                                                                   |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas                                                                           |
| Has Basement      | Yes                                                                           |
| Basement          | Partially Finished, Partial                                                   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard, Front Yard    |
| Roof            | Pine Shake               |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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