

# \$539,900 - 62 Mt Aberdeen Link Se, Calgary

MLS® #A2242684

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,131 sqft

Residential on 0.08 Acres

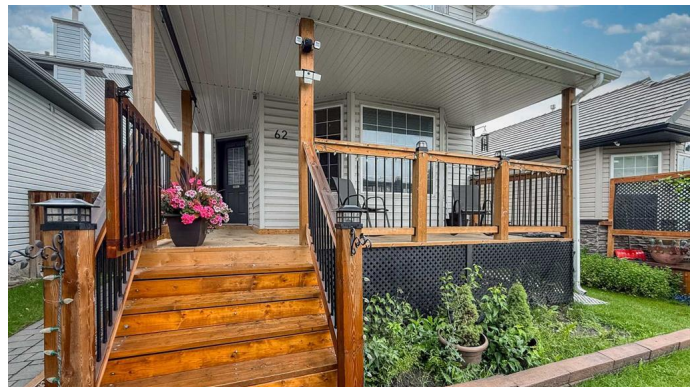
McKenzie Lake, Calgary, Alberta

Terrific value in this 3 bedroom, 2 storey home with oversized double detached garage in desirable McKenzie Lake! Fabulous curb appeal! Step into a cozy, west facing living room and opens to a large kitchen offering newer stainless appliances and plenty of cupboards and workable counterspace. Three good sized bedrooms including a spacious master and 4 piece bath can be found on the upper level. The lower level is partially developed and includes a large family room, flex area, laundry and storage. Enjoy the convenience of central air-conditioning, newer furnace (2022), updated 2 piece bath on the main with new toilet and vanity, new front porch and rear deck including stone pathway (2023) and more! Situated on a quiet street, this great property offers a private, fully fenced backyard with both front and rear decks and oversized double detached garage. Steps to park and playground and easy access to shopping, schools and transit. Welcome home!

Built in 1998

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242684  |
| Price      | \$539,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |             |
|----------------|-------------|
| Square Footage | 1,131       |
| Acres          | 0.08        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 62 Mt Aberdeen Link Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 3N5                |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, See Remarks, Storage                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                            |
| Cooling           | Central Air                                                                                                           |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                              |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                     |
| Lot Description   | Back Lane, Dog Run Fenced In, Landscaped, Rectangular Lot |
| Roof              | Shake, Wood                                               |
| Construction      | Vinyl Siding                                              |
| Foundation        | Poured Concrete                                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 30th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 2    |
| Zoning         | R-CG |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.