

**165 Mt Douglas Manor SE**  
**Calgary, Alberta**

**MLS # A2217458**



**\$415,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Floor Furnace, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 285

**LLD:** -

**Zoning:** M-CG

**Utilities:** -

**Inclusions:** N/A

Rare 3-bedroom, 1.5-bath townhome just steps from Mountain Park Middle School! Features luxury vinyl plank flooring, newer appliances, cozy fireplace, and a newer furnace. Enjoy a new roof and plenty of storage in the full basement. Conveniently located near parks, walking paths, and transit. Well maintained. Move-in condition!