

\$539,900 - 83 Mt Douglas Villas Se, Calgary

MLS® #A2257433

\$539,900

3 Bedroom, 3.00 Bathroom, 1,202 sqft
Residential on 0.07 Acres

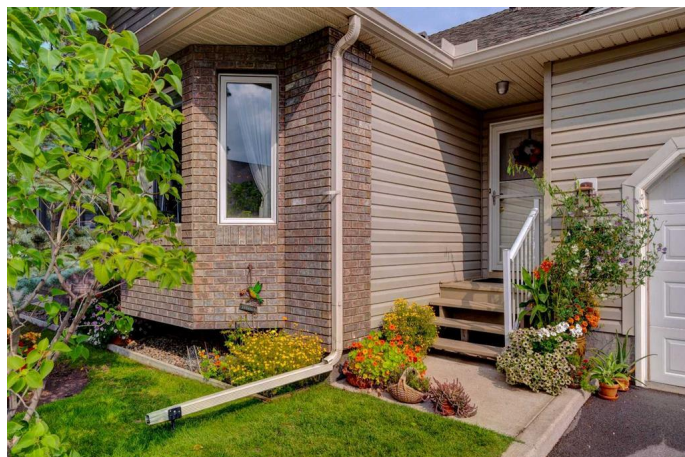
McKenzie Lake, Calgary, Alberta

Discover the perfect blend of comfort, functionality, and low-maintenance living in this delightful villa-style bungalow, nestled in the sought-after community of McKenzie Lake. Boasting over 2200 sq. ft. of developed living space, this home offers an attached double garage, private driveway, and a lifestyle designed for ease.

Step inside to a bright, open-concept main floor featuring vaulted ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The well-appointed kitchen showcases white cabinetry, stainless steel appliances, a peninsula island with seating, and a spacious dining area with direct access to your private deck—ideal for morning coffee or evening BBQs.

The main floor includes two generously sized bedrooms, including a serene primary suite with vaulted ceilings, a walk-in closet, and a 4-piece ensuite complete with a relaxing soaker tub. A large main bathroom with optional laundry connections adds convenience and flexibility.

The beautifully developed lower level nearly doubles your living space, offering a sprawling family room perfect for a TV area, games space, and fitness zone. A third bedroom, which can also serve as a hobby room or office, adds versatility, while the thoughtfully designed laundry room with built-ins and extra



storage keeps everything organized. A convenient half bath and additional storage room complete the basement.

Enjoy a low-maintenance lifestyle with snow removal and landscaping included, while still relishing the green space, mature trees, and private deck that make this home a tranquil retreat. Recent updates include fresh paint, engineered hardwood and bamboo floors, upgraded insulation, and modern pot lights.

Ideally located close to schools, shopping, golf, Fish Creek Park, and major roadways, this home offers the perfect combination of convenience, comfort, and community. Don't miss your chance to make this charming bungalow your own!

Built in 2000

Essential Information

MLS® #	A2257433
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	83 Mt Douglas Villas Se
Subdivision	McKenzie Lake

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3R5

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Parking Pad
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	M-CG d44
HOA Fees	375
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.