

# \$599,900 - 91 Mt Allan Circle Se, Calgary

MLS® #A2206719

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,011 sqft  
Residential on 0.08 Acres

McKenzie Lake, Calgary, Alberta

Today's Believe it or Not! A wonderful family home with modern updates, soaring high vaulted ceilings, and a bright, sunny bungalow design, featuring a great room at the front, a large primary bedroom at the rear, a second main-floor bedroom, and an open kitchen with a nook area. WOW! You'll also love the great location - just steps from the park, tot lot, shopping, and schools! The kitchen features classic maple shaker-style doors and cabinets, quartz, stainless steel appliances, a side window, vaulted ceilings, and a peninsula Island with an undermount stainless steel sink. The nook area is large and overlooks the kitchen and the south-facing rear yard. In addition... The lower level has been recently updated, and the great room features an upgraded electric fireplace with an entire stone-faced wall and ample space for entertaining. Additionally, the property features a full bathroom, a bedroom, a laundry room, and a craft room. You'll also notice other upgrades, including hardwood floors, modern wall colors, air conditioning, and numerous updates. Such as, all poly-b removed, windows (25 yr warranty), doors, baseboards & trims, interior doors, and bathrooms remodeled, light and plumbing fixtures, recessed lighting, hot water tank, A/C, insulated and heated detached garage. June possession date available. Call your friendly REALTOR(R) to book a viewing!



Built in 1995

## Essential Information

MLS® #	A2206719
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	91 Mt Allan Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3M2

## Amenities

Amenities	Playground
Parking Spaces	1
Parking	Garage Faces Rear, Heated Garage, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	8
Zoning	R-CG
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Jayman Realty Inc.
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