

# \$565,000 - 70 Mt Douglas Villas Se, Calgary

MLS® #A2237916

## \$565,000

3 Bedroom, 3.00 Bathroom, 1,358 sqft  
Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

Beautifully Maintained Villa Style BUNGALOW w/DOUBLE Attached HEATED garage + Walkout Basement & A/C! END unit=back faces SOUTH. Sun-drenched living/dining areas thanks to south-facing end-unit position. Quiet, well-managed complex with a healthy reserve fund â€” worry-free maintenance. Park on your driveway too = 4 spots! Visitor parking is steps away. Hardwood and Cork Flooring. Solar tube installed to bring natural light into this foyer! The mn floor offers two generously sized bedrooms, one located at the front of the home (used as office now). If you sleep separately - this layout is PERFECT - as each person has their own bedroom with a bath beside! 4 Third bedroom in basement walkout level - perfect for guests, kids, gym, crafts or home office. Unique DECOR touches throughout this home. 3 piece bath at front of home - also doubles as your MAIN FLOOR laundry area. Skylight over staircase to lower level = more light! The SUNNY kitchen is perfect for cooking and entertaining - complete with a large prep island, stainless steel appliances, a walk-in pantry, dining area and direct access to your SOUTH-facing deck overlooking peaceful green space. Gas line on deck for easy BBQing. Perfect deck space to enjoy light from East to West. To the West of this unit = single detached homes, trees and MORE sun! Enjoy the warmth of the gas fireplace in the adjacent living room. ENJOY the VAULTED ceilings that make this space feel BIGGER! The primary suite on the main



level - easily accommodates a king-sized bed PLUS tons of bedroom furniture. ALSO features VAULTED ceilings, a walk-in closet and a LARGE, private ensuite with an oversized soaker tub, walk-in shower and full-length vanity. Head downstairs and be WOWED again.....SO MUCH SPACE here. 9â€™™ ceilings, a second fireplace, a spacious family / games room, direct patio access thru custom barn doors - outside to grassy/treed area called "The Bowl" by residents (you may see a few potlucks or events planned for this space!), a large 3-piece bathroom, third bedroom and TONS of STORAGE! Are you downsizing? Worried about not having enough room for everything you have loved over the years?! Worry no more! Additional highlights include: Pet-friendly complex (with board approval), NO AGE restrictions. Furnace/AC 2021 - last inspected 2024, HWT 2025, Water Softener 2020, DW 2023, Fridge 2024, Added insulation to R60 in 2024, Gas line on deck, Garage heated: insulated / drywalled / natural gas radiant heater. So easy to get around from here. So close to MAJOR roadways. Be downtown in 17 mins. Love to travel?? This is a perfect LOCK and LEAVE location. 30 mins to airport. Groceries, restaurants, amenities, shops - mins away. These UNITS rarely come available (especially END UNITS not backing onto road - offering SOUTH exposure) Schedule a private showing today!

Built in 2000

## Essential Information

MLS® #	A2237916
Price	\$565,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,358
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	70 Mt Douglas Villas Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3R5

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Solar Tube(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Other
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Lot Description	Back Yard, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 8th, 2025
Days on Market	47
Zoning	M-CG d44

### **Listing Details**

Listing Office	Royal LePage Benchmark
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