

# \$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, Fruit Trees/Shrub(s), Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 14               |
| Zoning         | R-CG             |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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