

165 Mt Douglas Manor SE  
Calgary, Alberta

MLS # A2228471



\$377,887

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

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 285
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: N/A

PRICE REDUCED well below market value for a QUICK SALE! Affordable Comfort in a Family-Friendly Neighbourhood! Welcome to this charming 3-bedroom, 1.5-bath townhome—just a short walk to Mountain Park Middle School, making busy mornings a breeze! You’ll love the easy-care luxury vinyl plank flooring, updated appliances, and cozy fireplace that creates a warm, welcoming space for family time. With a newer furnace and roof already taken care of, you can move in with peace of mind. The full basement offers tons of storage or space to grow. Steps from parks, walking paths, and transit—this is the ideal home base for a busy, active lifestyle. Clean, well-kept, and ready for you to make it your own!