

**69 Mckenzie Place SE
Calgary, Alberta**

MLS # A2234840



\$664,999

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	Desk in upper bedroom		

Offering over 2,100 square feet above grade and located just steps from the lake, this spacious two-story is a rare opportunity in one of the most desirable communities around. Tucked away on a quiet cul-de-sac with south-facing sunshine flooding the main living areas, it's not just a home—it's a smart investment waiting to be transformed. With solid fundamentals including a newer furnace, fresh garage door, and dependable roof, the heavy lifting has already begun. What remains is the fun part: envisioning your own updates to elevate this home's full potential. Featuring four well-sized bedrooms upstairs—including a generous primary retreat with a walk-in closet, reading nook, and a bright ensuite with a jetted tub—there's no shortage of space. The vaulted living room adds architectural interest, while the formal dining room flexes easily into a home office. Whether you're a seasoned renovator or a savvy buyer looking to gain equity, this home is a prime candidate for a profitable flip. The layout offers flexibility, the bones are solid, and the location is simply unbeatable. And then there's the lake life—just one block away, offering year-round recreation from paddleboarding in the summer to skating in the winter. Behind the cul-de-sac, a community field sets the stage for movie nights and local gatherings, adding warmth and vibrancy to daily life. Whether you're dreaming of creating a stylish showpiece or settling in to enjoy this incredible neighborhood long term, this property delivers both vision and value.