

\$729,000 - 200 Mount Douglas Point Se, Calgary

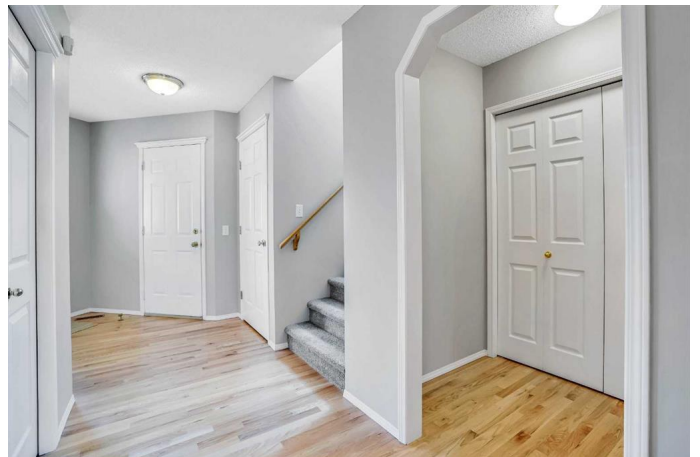
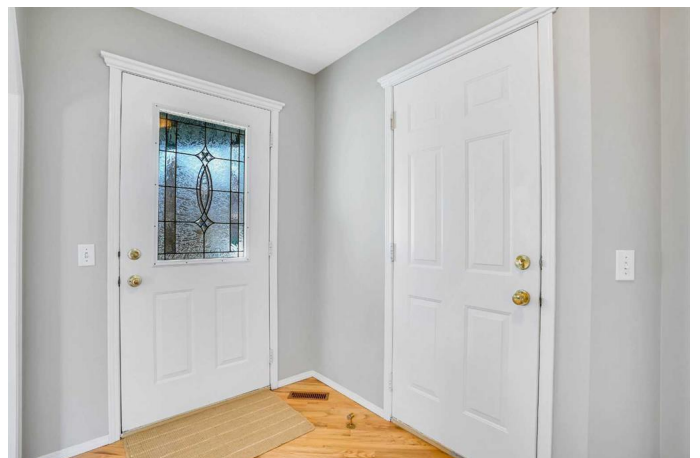
MLS® #A2203154

\$729,000

3 Bedroom, 3.00 Bathroom, 1,929 sqft
Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

Nestled just half a block from scenic Ridge Pathways and the Bow River, this beautifully home offers exceptional value in a quiet, low-traffic neighborhood. Main floor features gleaming hardwood floors, newer carpet, natural light throughout south- and north-facing windows, overlooking the covered front veranda, a formal dining area, a spacious Living room. The kitchen adjacent to the living room offers a lots of cabinets, overlooking the private backyard and two-tiered deck. Breakfast nook is just in front of the bay windows, an island and a corner walk-in pantry. On upper level, the bright bonus room with a gas fireplace and breathtaking mountain views. 3 good size bedrooms and 2baths. The master suite walk-in closet and a spacious ensuite with a soaker tub, separate shower, and vanity/makeup area. Second bedroom with a walk-in closet; all additional rooms accommodate double or queen beds. Developed basement with a large rec room (oversize windows) and a den (could serve as a 4th bedroom). Roughed-in plumbing for a 4th bathroom. Outdoor & Location Perks, the backyard oasis with a two-tiered deck, perfect for outdoor entertainment or family gathering. Playground across the street on greenspace pathways. Steps to bus stops, shops, schools, and amenities. This home updated new roof and hot water tank. It isn't just property; it's a front-row seat to nature's grandeur paired with urban sophistication. Every detail



whispers quality, from the refinished hardwood floors to the every inch, bright space.

Schedule Your Private Tour Todayâ€™Before This Riverside Jewel Finds Its New Owner!

Built in 1998

Essential Information

MLS® #	A2203154
Price	\$729,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,929
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	200 Mount Douglas Point Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3J6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	423

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Few Trees, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.