# 113 Mt Douglas Villas SE

Calgary | Active | MLS® A2359354

**$425,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **2000** | **1,314.75 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Welcome to a charming, sun-filled home offering incredible value, fantastic functional features, and an abundance of style! Boasting a versatile layout with two spacious bedrooms, this property highlights an inviting open-concept design that effortlessly connects the living and culinary spaces. Modern tile flooring flows seamlessly through the kitchen and main living area, perfectly complemented by rich, character-filled hardwood in the bedrooms. The kitchen is a chef's delight, featuring sleek white cabinetry, a recently updated stove and premium granite countertops upgraded to elevate your culinary experience. Relax in the cozy living room by the warming fireplace, or step outside to enjoy seamless indoor-outdoor living on the durable, low-maintenance composite deck.

Thoughtfully designed for comfort and privacy, the primary retreat features its own private four-piece ensuite bath, while an additional three-piece main bath offers maximum convenience by thoughtfully incorporating main-floor laundry. Downstairs, the finished lower level provides an expansive versatile space ready to adapt to your lifestyle needs-complete with a third full four-piece bath. Exceptional functionality extends to the attached garage, which comes enhanced with newly installed cabinet doors for organized storage. Positioned with great bones, timeless finishes, and unmatched potential, this unit represents an outstanding opportunity to move in and personalize a truly wonderful space!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2359354 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |

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|---|---|
| **Total Living Area:** | 1,314.75 sq. ft. |
| **Main Level Finished Area:** | 1,314.75 sq. ft. |
| **Below Grade Finished Area:** | 904.36 sq. ft. |
| **Condo Fee:** | $550.00 |
| **Condo Fee Includes:** | Professional Management, Reserve Fund Contributions, Snow Removal |
| **Lot Area:** | 4,434 sq. ft. |
| **Lot Frontage:** | 46'5" |
| **Front Exposure:** | West |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 3 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9912642 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | Five Plus |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | McKenzie Lake |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer |
| **Inclusions:** | none |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Entrance · 9' × 7'6" · |
| **Main Floor** | Bedroom · 15'3" × 11'7" · |
| **Main Floor** | Kitchen · 12' × 9'5" · |
| **Main Floor** | Dining Room · 13'4" × 10'8" · |
| **Main Floor** | Living Room · 17'2" × 10'8" · |

| | |
|---|---|
| **Main Floor** | Bedroom - Primary · 15'7" × 13'3" · |
| **Main Floor** | Laundry · 5'7" × 3' · |
| **Basement** | Family Room · 16'5" × 12'5" · |
| **Basement** | Flex Space · 19'1" × 12'1" · |
| **Basement** | Bedroom · 11'5" × 10'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | No Smoking Home |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | No Back Lane |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone SE |
| **Zoning:** | M-CG d44 |
| **Listed Date:** | Nov 19, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-mt-douglas-villas-se-calgary-a2359354/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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