237 Mt Aberdeen Circle SE

Calgary | Active | MLS® A2352037

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1997**	**1,175 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

CORNER LOT! SOUTH-FACING YARD! INCREDIBLE VALUE IN MCKENZIE LAKE! Welcome to 237 Mount Aberdeen Circle SE, an excellent opportunity to get into one of Calgary's most established and sought-after family communities for just $475,000! Whether you're a first-time buyer, young family, or investor, this charming 3-bedroom home offers the space, functionality, and future potential you've been looking for. Situated on a desirable **CORNER LOT**, the property features a welcoming front porch, a sunny **SOUTH-FACING BACKYARD**, and a rear parking pad with plenty of potential to build a double detached garage. Inside, you'll find a functional layout with three bedrooms upstairs and 1.5 bathrooms, offering comfortable everyday living with room to make it your own. The developed basement adds valuable living space with a spacious recreation room, dedicated laundry area, and additional storage. **The home has been well maintained overall and offers a fantastic opportunity for buyers willing to put in a little TLC. A few cosmetic updates and personal touches could go a long way toward making this home truly shine!** Located in the fantastic community of McKenzie Lake, you'll enjoy convenient access to parks, pathways, schools, shopping, and major roadways, with everything you need just minutes away. **An affordable detached home on a corner lot in McKenzie Lake, with incredible potential to make it your own, don't miss this opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352037
Bedrooms	3
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,175 sq. ft.

Acreage:	No
Lot Area:	3,455 sq. ft.
Lot Frontage:	33'2"
Front Exposure:	North
Unit Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1997 (Age: 29)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9711611
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1

Fireplace Details:	Gas
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Other, See Remarks
City Quadrant:	Southeast
Community:	McKenzie Lake
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 15'5" × 13' ·
Main Floor	Dining Room · 11'6" × 7' ·
Main Floor	Kitchen · 11'5" × 7'5" ·
Upper Level	Bedroom - Primary · 13' × 10'10" ·
Upper Level	Bedroom · 9'3" × 8'9" ·
Upper Level	Bedroom · 8'9" × 8'8" ·
Basement	Family Room · 14'4" × 12' ·
Basement	Laundry · 15'10" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home, Storage
Exterior Features:	Other
Patio And Porch Features:	Deck, Front Porch, Rear Porch
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Rectangular Lot
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-C1N
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/237-mt-aberdeen-circle-se-calgary-a2352037/

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.