99 Mt Allan Circle

Calgary | Active | MLS® A2342520

$509,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1996**	**808 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

RENOVATED, BEAUTIFULLY MAINTAINED & TRULY MOVE-IN READY! Welcome to this charming 3-bedroom, 2-bathroom bi-level ideally situated on a quiet, tree-lined crescent. You'll appreciate the thoughtful renovations. The main level offers a bright, open-concept layout with vaulted ceilings, luxury vinyl plank flooring and an abundance of natural light. The spacious living room flows effortlessly into the dining area and beautifully updated kitchen, creating the perfect space for entertaining family and friends. The kitchen features refinished lacquered cabinetry, Corian countertops and quality appliances, including a Bosch dishwasher.

The generous primary bedroom offers a walk-in closet and a large south-facing window, filling the room with sunshine throughout the day. The second bedroom is also a great size and easily accommodates a queen-size bed. A beautifully renovated 4-piece bathroom with a deep soaker tub completes the main level.

Downstairs, you'll find a spacious family room with a gas fireplace and large windows that fill the space with natural light. The lower level also features a generous third bedroom, a renovated 4-piece bathroom with a deep soaker tub, a convenient laundry area, and plenty of storage space.

Step outside to the beautifully landscaped south facing backyard, complete with plenty of room to enjoy the outdoors. The standout feature is the impressive oversized double detached garage, which has been fully drywalled and insulated, features a new roof, 220V electrical service and a gas-line rough-in ready for a future heater. Whether you need room for vehicles, toys, hobbies or a workshop, this garage delivers!

The extensive list of updates includes a new roof on the home (2020), new garage roof (2026), designer paint, updated plumbing and light fixtures, on-demand hot water tank, and complete removal and replacement of the Poly-B plumbing with PEX.

This is a truly special home that combines style, comfort, extensive renovations and an unbeatable location. With a park and playground just up the street, excellent access to schools and all the amenities McKenzie Lake has to offer, this home checks all the boxes. Beautifully updated, exceptionally maintained and ready for its next owner-this is one you won't want to miss! Shows 10/10!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2342520
Bedrooms	3
Bathrooms	2
Year Built	1996

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:	Bi-Level
Total Living Area:	808 sq. ft.
Main Level Finished Area:	808 sq. ft.
Below Grade Finished Area:	730.38 sq. ft.
Acreage:	No
Lot Area:	3,143 sq. ft.
Lot Frontage:	28'3"
Front Exposure:	North
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1996 (Age: 30)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	9412544
Heating:	Forced Air, Natural Gas

Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Lower Level
Community:	McKenzie Lake
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 9'7" × 9' ·
Main Floor	Dining Room · 11' × 9'5" ·
Main Floor	Living Room · 10'9" × 10'5" ·
Main Floor	Foyer · 8'3" × 6'3" ·

Main Floor	Bedroom - Primary · 14'2" × 10'5" ·
Main Floor	Bedroom · 10'4" × 9' ·
Basement	Family Room · 28'6" × 8'9" ·
Basement	Laundry · 8'10" × 8'7" ·
Basement	Bedroom · 9'10" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan, Stone Counters, Storage, Tankless Hot Water
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	R-CG
Listed Date:	Sep 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/99-mt-allan-circle-calgary-a2342520/

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