

# \$575,000 - 232 Mt Allan Circle Se, Calgary

MLS® #A2210191

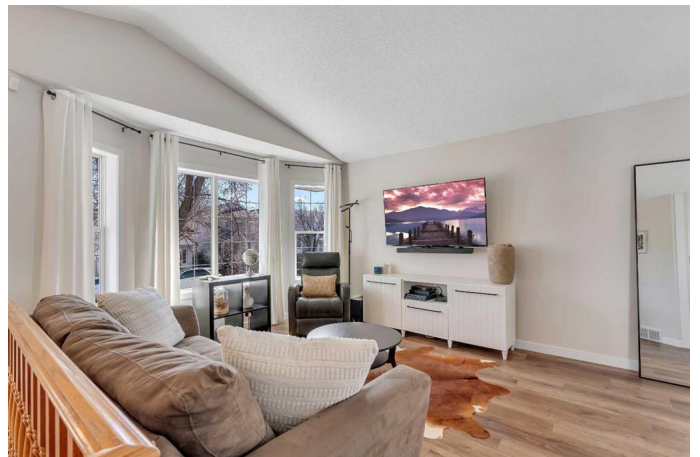
**\$575,000**

3 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.07 Acres

McKenzie Lake, Calgary, Alberta

If you've been waiting for a home that blends space, functionality, and location—this is the one. Tucked away on a quiet, tree-lined street in a well-established neighborhood, this fully finished bi-level offers nearly 1,700 sq ft of total living space and is move-in ready. You'll appreciate the thoughtful layout, mature surroundings, and easy access to everything you need. Inside, you'll immediately notice how bright and airy the home feels, thanks to vaulted ceilings and large windows that fill the main level with natural light. The open-concept living and dining area provides a welcoming space for both everyday living and entertaining, while the spacious kitchen offers ample cabinetry and prep space for the family cook. The main floor also features two generously sized bedrooms and a full 4-piece bathroom, offering a convenient and comfortable layout for families or roommates alike. Downstairs, the fully developed lower level expands your options with a large rec room, games area, and a third bedroom with adjoining den, and full bathroom—ideal for guests, teenagers, or a home office setup. Outside, enjoy the peaceful backyard setting with room to relax, garden, or BBQ, and take advantage of the rear detached garage for parking and additional storage. The curb appeal is charming, with mature trees providing shade and privacy, and the quiet street means very little traffic—just your neighbors. This home is in a prime location, close to schools, parks, public transit,



shopping, and with quick access to Deerfoot Trail for an easy commute in any direction. It strikes the perfect balance between urban convenience and community charm. With a functional layout, versatile living space, and a location that checks all the boxes, this property offers incredible value in today's market. Make your move and discover the lifestyle that comes with living in a quiet, well-loved neighborhood. Book your private showing today!

Built in 1995

**Essential Information**

MLS® #	A2210191
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	232 Mt Allan Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2S3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	26
Zoning	R-CG
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.