

\$679,900 - 238 Mt Douglas Circle Se, Calgary

MLS® #A2252910

\$679,900

3 Bedroom, 3.00 Bathroom, 1,911 sqft

Residential on 0.11 Acres

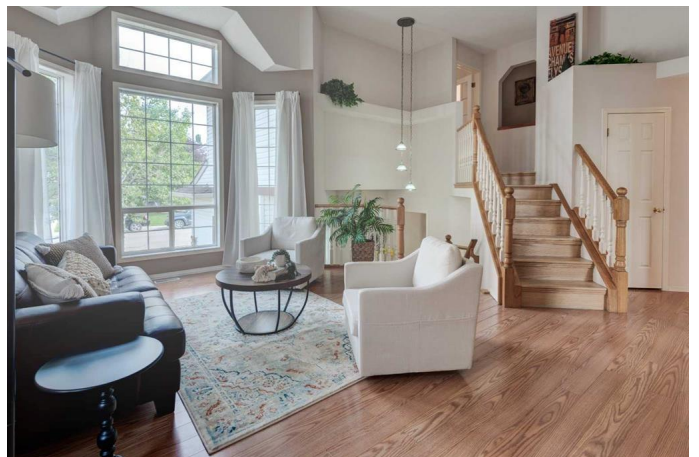
McKenzie Lake, Calgary, Alberta

Discover your chance to own a spacious and thoughtfully designed modified bi-level with a double attached garage. The primary suite is set just a few steps away from the children's bedrooms, creating both privacy and convenience, while offering a true retreat at home.

Soaring lofted ceilings in the living room and primary bedroom add an airy feel, and the kitchen shines with a skylight above the island, filling the space with natural light. Designed for cooking, baking, and entertaining, the kitchen features timeless white cabinetry, striking black quartz countertops, a breakfast nook, and a formal dining area. An upper deck off the dining room also features stairs down to the backyard.

Just off the kitchen, a welcoming family room with a cozy fireplace is ideal for game nights or movie evenings. The fully finished walkout basement is made for fun and relaxation, with a massive recreation and games area, another gas fireplace, a pool table (included), and patio doors leading to a large deck and sunny west-facing backyard. It's the perfect spot to revive the idea of the classic "rumpus room"!

Peace of mind can be achieved here knowing the furnace was replaced in 2025, the hot water tank in 2022, and the roof shingles replaced in 2015. The dishwasher was replaced 6 months ago, while the stove was replaced just a year ago. Roughed in for A/C (current unit is not working as-is).



Hood fan and sprinkler system also "as-is" condition. Flooring allowance of \$7500 can be provided at closing through the lawyers. Located only a block from scenic ridge pathways overlooking the Bow River, this home also offers easy access to top-rated schools, parks, playgrounds, and both local and regional shopping.

Built in 1998

Essential Information

MLS® #	A2252910
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,911
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	238 Mt Douglas Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3P1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Recreation Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital 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.