

**9 Mckenna Crescent SE**  
**Calgary, Alberta**

**MLS # A2166723**



**\$489,000**

<b>Division:</b>	McKenzie Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

LOCATION, LOCATION, LOCATION! Rare opportunity to own a detached house in the fantastic lake community of McKenzie Lake, situated on a coveted corner lot! This property offers EXCEPTIONAL VALUE. This two-storey house provides ample space for your family's needs. The main floor features a functional U-shaped kitchen, a dedicated dining area with a large window overlooking the front porch and landscaped yard, a spacious living room perfect for family gatherings, and a 2-pc bath for added convenience. The upper level boasts a spacious master bedroom with large windows, two good-sized bedrooms, and a 4-pc bath. The basement has a side entry and is partially finished, awaiting your finishing touches. The backyard is perfect for outdoor entertaining, with a floating deck ideal for summer BBQs and a professionally landscaped yard. House has strong bones, upgraded over the years include new windows (2011), furnace (2011), roof (2019), siding (2020), and water heater (2020). This property has strong bones and is move-in ready. Located on a quiet street, this property boasts a SUPER CONVENIENT LOCATION, with walking distance to amenities and quick access to Deerfoot and Stoney Trail. Don't miss this exceptional find!