

# \$519,900 - 82 Mckernan Road Se, Calgary

MLS® #A2221630

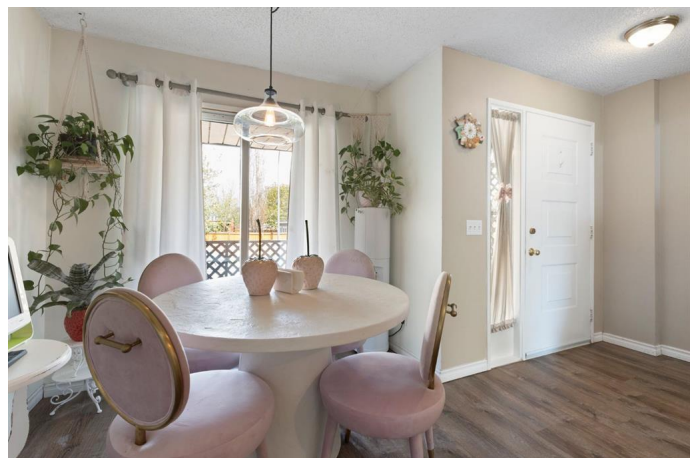
**\$519,900**

3 Bedroom, 2.00 Bathroom, 1,184 sqft

Residential on 0.07 Acres

McKenzie Lake, Calgary, Alberta

Welcome to this charming and well-maintained home in the heart of McKenzie Lake—just blocks from the McKenzie Lake Beach Club, schools, playgrounds, Bow River pathways, and so much more. This home offers full lake access, giving you and your family the chance to enjoy swimming, boating, skating, and community events all year round! Step onto the welcoming front porch and into a functional main floor featuring luxury vinyl flooring, a cozy kitchen with a dining nook, a convenient half bath, and a large, bright living room perfect for relaxing or entertaining. Upstairs you'll find three full bedrooms, including a sun-filled primary suite, and a 4-piece bathroom. Two of the bedrooms have been updated with vinyl windows for added comfort and efficiency. The backyard is an outdoor oasis, complete with a well-laid patio, in-ground fire pit (perfectly positioned under the patio table!), and two newer fences framing a lovingly landscaped yard. The large garage features 220V wiring and is lined with a beautiful garden bed—ideal for gardening. The roof on the house was replaced just three years ago, offering peace of mind for years to come. The unfinished basement includes laundry and is full of potential—ready to be transformed to suit your needs. You're minutes from McKenzie Lake School, St. John Henry Newman, Mountain Park School, McKenzie Meadows Golf Club, a brand new skateboard park, tennis courts, BBQ pits, and more. This is your opportunity to enjoy the lifestyle that



makes McKenzie Lake one of Calgary's™s most desirable communities. Book your showing today!

Built in 1981

### Essential Information

MLS® #	A2221630
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	82 Mckernan Road Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1T1

### Amenities

Amenities	Playground, Beach Access, Boating, Clubhouse, Community Gardens, Recreation Facilities
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Off Street, On Street
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	375
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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