

# \$619,000 - 47 Mt Apex Crescent Se, Calgary

MLS® #A2256959

**\$619,000**

3 Bedroom, 3.00 Bathroom, 1,632 sqft

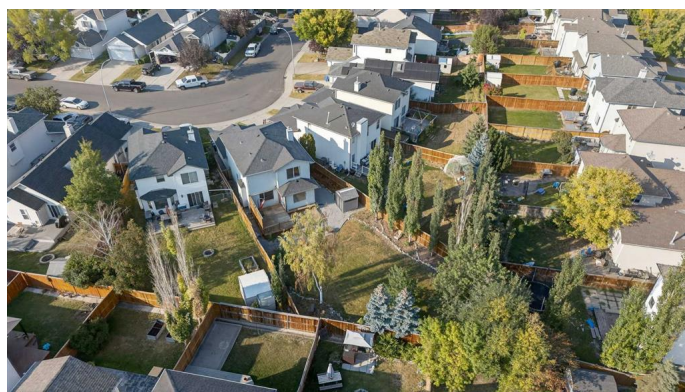
Residential on 0.16 Acres

McKenzie Lake, Calgary, Alberta

First, check out the NEW PRICE on this beauty, look for the 3D iGuide Link/Floor Plans - RPR available too! GREAT combination for the perfect home: a private 6800+ square foot landscaped South pie lot, 2-tier deck, shed and treed garden beds, set in a quiet Crescent with double attached garage, almost 2350 sq.ft. developed, upgraded finishings, topped off with only 2 prior owners. Be part of Calgary's most popular vibrant quadrant: prime amenities, Ring Roads, Deerfoot, 130th Ave & 52nd Street SE accesses, and minutes to Mountain Park School, multiple shopping locales and the Bow River pathways!

This beautiful home starts with a vaulted foyer & closet, 2-piece bath, and laundry/mud area from the garage - convenience and efficiency at each entry. The hall passes a central Den/Flex, and goes into the unique sunken-living room with full-height fireplace wall, L-shaped kitchen/corner pantry with stainless appliances, and a spacious dining room, naturally lit by huge windows and modern lighting, and clean tile/laminate floors. Exit to the incredible deck, complete with built-in bench and privacy screening, for all-season enjoyment of the sun and Chinook weather.

Upstairs, two of the three bedrooms can hold full King-sized beds, dressers or wardrobes, and both have walk-in or step-in closets. There are two complete ensuite bathrooms - the second is split into a sink/wash room with tub/shower and toilet in their own space,



between the 2nd and 3rd bedrooms, and a shared linen completes the floor.

Last, the finished basement layout has a pantry/canning storage, desk/study nook with built-in shelves, then - where the electrical room is - a rec/games area with window is partly separated from the theatre/media at the rear. Utility is laid out so a big hobby (or future guest bed) room with window is on one half, with tons of storage, and the furnace are by the stairs. A tankless/instant hot water heater increases efficiency, and there is nothing left out of this great home - but a new owner!

Built in 1996

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2256959    |
| Price          | \$619,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,632       |
| Acres          | 0.16        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 47 Mt Apex Crescent Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 2V3                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Crown Molding, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Range, Tankless Water Heater                                                                                                                         |
| Heating           | Forced Air                                                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                      |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Private, Treed, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Vinyl Siding, Wood Frame, Stone                                           |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 46                |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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