

# \$569,995 - 35 Mt Apex Crescent Se, Calgary

MLS® #A2238686

**\$569,995**

3 Bedroom, 4.00 Bathroom, 1,517 sqft

Residential on 0.09 Acres

McKenzie Lake, Calgary, Alberta

Welcome to to your new home! Located in the ever so beautiful, McKenzie Lake! It features a bright, open layout and a sun-soaked, south-facing backyard perfect for outdoor living, featuring over 1500 sqft and 3 bedrooms and 3.5 baths! The home has seen several recent updates, including laminate flooring, new carpet, fresh paint, a newer fence, new Quartz throughout the kitchen countertops with a waterfall edges on the kitchen island, new hot water tank, new fridge (2025), new stove (2025) and a roof replacement in 2013. The garage door opener was also upgraded in 2015, and dont forget about your gas heater in the garage! The kitchen offers plenty of space for cooking and gathering, with a corner pantry, centre island, and a cozy breakfast nook. It opens onto a comfortable living room complete with a gas fireplace—great for family time or quiet evenings in. Upstairs, there are three spacious bedrooms, including a primary suite with its own 4-piece bathroom and a relaxing Jacuzzi tub. The basement is finished and adds even more usable space, with a rec room (also with a gas fireplace), a den or office, utility room, and extra storage. There's also a built-in central vacuum system for added convenience. Outside, the large backyard is fully fenced and perfect for kids or pets. A two-tiered deck spans the width of the home and includes a sitting area and a built in Gazebo, mature landscaping, and a firepit—ideal for summer nights. The home is



within walking distance of Mountain Park School and just a short drive to the shops and restaurants on 130th Avenue, including Costco, Lowe's, Superstore, Canadian Tire, and the South Health Campus. Driving around town is a breeze with a location like this, call for your own private booking before its too late!

Built in 1996

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238686    |
| Price          | \$569,995   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,517       |
| Acres          | 0.09        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 35 Mt Apex Crescent Se |
| Subdivision | McKenzie Lake          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z2V3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer                                          |
| Heating           | Forced Air                                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Low Maintenance Landscape, Private, Treed |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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