

# \$975,000 - 106 Mt Kidd Gardens Se, Calgary

MLS® #A2245273

## \$975,000

3 Bedroom, 3.00 Bathroom, 1,797 sqft  
Residential on 0.22 Acres

McKenzie Lake, Calgary, Alberta

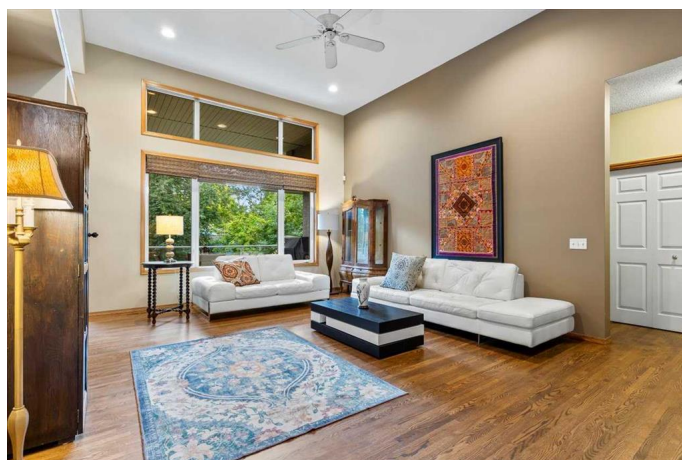
First Time on the Market – Lake Access!  
This original-owner, meticulously maintained home in desirable McKenzie Lake offers the perfect blend of comfort, space, and lifestyle. Situated on a large pie-shaped lot with a private, landscaped backyard, this fully finished walkout home provides access to McKenzie Lake – enjoy swimming, paddleboarding, fishing, and year-round lake activities just minutes from your door.

Inside, you’ll find 3 spacious bedrooms plus a flexible gym space that can easily convert to a 4th bedroom. The updated ensuite, tile roof, in-floor basement heating, and central A/C ensure lasting quality and comfort. Whether you're relaxing on the deck or walking to the lake with your picnic basket, this home offers a rare lifestyle opportunity in one of Calgary’s most family-friendly lake communities.

Built in 1996

## Essential Information

MLS® #	A2245273
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,797
Acres	0.22



Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	106 Mt Kidd Gardens Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2Z5

### Amenities

Amenities	Playground, Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Oven-Built-In, Electric Cooktop
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Dog Run, Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Pie Shaped Lot
Roof	Clay Tile

Construction	Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 3rd, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	394
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
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