

# \$799,900 - 254 Mt Douglas Circle Se, Calgary

MLS® #A2232340

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,002 sqft  
Residential on 0.11 Acres

McKenzie Lake, Calgary, Alberta

\*OPEN HOUSE June 20th - 4:30pm to 6pm &  
June 21st 1:30pm - 3:30pm.

Welcome to 254 Mt Douglas Circle SE, a fully renovated and move-in ready walkout home located on a quiet, family-friendly street in desirable McKenzie Lake. Just one block from Fish Creek Park and only a short walk to schools and all the amenities of 130th Avenue, this property offers an unbeatable combination of location, comfort, and style.

Inside, the main floor showcases durable RevWood engineered flooring, oversized windows that flood the space with natural light, and a stunning natural gas fireplace with a limestone finish. The open-concept layout leads into a fully renovated kitchen (down to the studs), completed in 2022, featuring custom Dove Wing cabinetry, sleek matte black fixtures, upgraded black stainless appliances, a matte black sink and faucet, and a waterfall granite island with a built-in table—perfect for gathering with friends and family. A stylishly decorated dining room, two-piece powder room and convenient main floor laundry round out this level.

Upstairs, you'll find four spacious bedrooms, including a generous primary suite with a large walk-in closet and 5 piece ensuite offering a soaker tub and double sink vanity. All bedrooms feature upgraded top/down blackout blinds, and the upper level also



includes a built-in granite desk spaceâ€”ideal for working from home or the kidâ€™s homework.

The fully finished walkout basement adds even more living space, including a large recreation room with a bar, a fifth bedroom with a new egress window (2024), and a half-bath ensuiteâ€”perfect for guests, teens, or extended family.

Step outside to enjoy the beautifully landscaped backyard with mature trees, rock and mulch features, and a sense of total privacy. The expansive upper deck, completely redone in 2020, is ideal for entertaining and features glass railings and a glass privacy wall. Underneath the covered deck, there is a great space for another seating area and is pre-wired/ready for a hot tub. The covered front porch is perfect for watching the sunrise and also has upgraded glass railings.

Additional upgrades provide peace of mind and convenience, including air conditioning installed in 2021, a high-efficiency furnace from 2018, all new fencing added in 2019, upgraded window coverings throughout, and fresh paint completed on most of the home in 2025. Plus, this home is free of Poly-B plumbing.

With a double attached garage, five bedrooms, and thoughtful renovations inside and out, this home is the complete package in one of Calgaryâ€™s most established and desirable communities.

Built in 1998

**Essential Information**

MLS® #	A2232340
Price	\$799,900

Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,002
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	254 Mt Douglas Circle Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3R9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Mantle, See Remarks, Stone, Blower Fan

Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard
Roof	Pine Shake
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Nineteen 88 Real Estate
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