

# \$824,900 - 274 Mt Assiniboine Place Se, Calgary

MLS® #A2252261

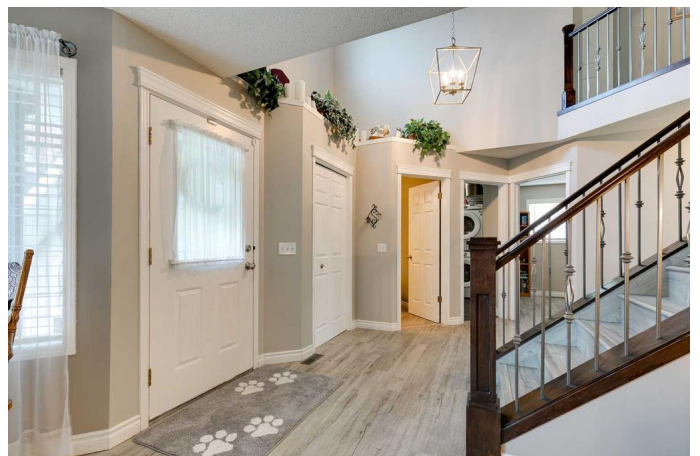
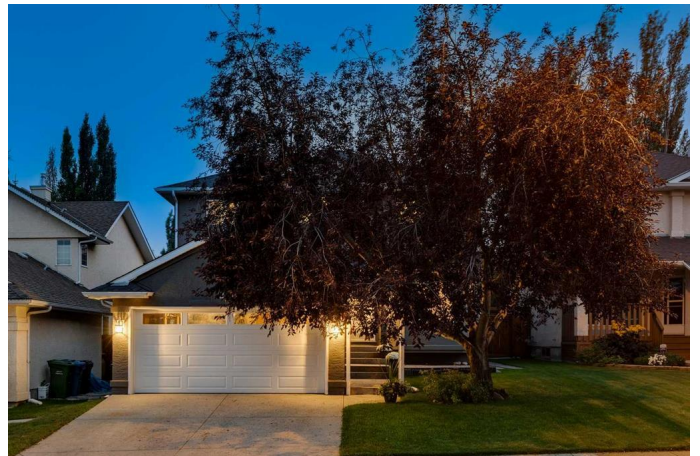
**\$824,900**

4 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.12 Acres

McKenzie Lake, Calgary, Alberta

Introducing 274 Mt Assiniboine Place SE â€” an updated and well-maintained two-story home offering over 3,000 sq. ft. of versatile living space in the desirable lake community of McKenzie Lake. Perfectly situated on a quiet cul-de-sac, this residence features thoughtful updates and a functional layout designed for both family living and entertaining. The main floor highlights a bright living room, a formal dining area, and a refreshed kitchen with quartz countertops, updated cabinetry. The adjoining breakfast nook overlooks the sunny backyard. Upstairs, the spacious primary suite includes a 4-piece ensuite and ample closet space, complemented by three additional bedrooms and a full bath. The lower level expands your living space with a generous recreation room, abundant storage, and flexible areas to suit your lifestyle. Notable upgrades over the years include: a high-efficiency furnace, hot water tank, central air conditioning, updated bathrooms with quartz countertops, new shingles. Outdoors, the private south-facing backyard features mature trees, a brand-new composite rear deck plus a dedicated garden space for those with a green thumb makes it both ideal for relaxing & entertaining. A double attached garage adds everyday convenience. Close to schools, parks, pathways, shopping, and with quick access to Deerfoot and Stoney Trail, this home offers exceptional comfort, value, and the best of lake community living. lake living at its finest!!



Built in 1996

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252261    |
| Price          | \$824,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,010       |
| Acres          | 0.12        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 274 Mt Assiniboine Place Se |
| Subdivision | McKenzie Lake               |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 2N5                     |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                                                                    |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | Central Air                                                                                                          |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 2                                                                                                                    |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Other                 |
| Lot Description   | Few Trees, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Frame    |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 49                  |
| Zoning         | R-CG                |
| HOA Fees       | 375                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.