

\$625,000 - 47 Mt Apex Crescent Se, Calgary

MLS® #A2256959

\$625,000

3 Bedroom, 3.00 Bathroom, 1,632 sqft

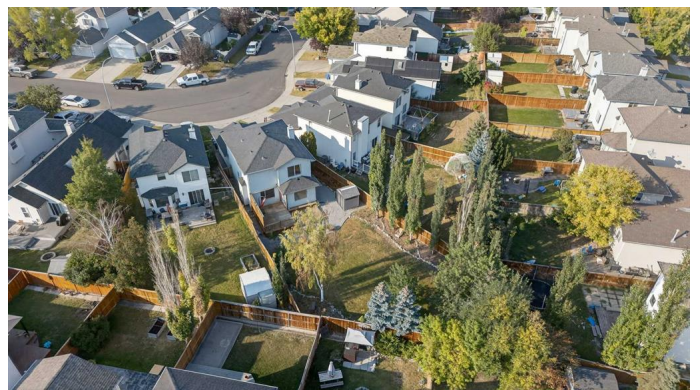
Residential on 0.16 Acres

McKenzie Lake, Calgary, Alberta

First, check the 3D iGuide Link/Floor Plans - RPR available too! What do you get combining 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? You get the perfect purchase! As a bonus, 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	\$625,000
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	Breakfast Bar, Chandelier, Closet Organizers, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Natural Woodwork
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	Finished, Full

Exterior

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

Additional Information

Date Listed	October 2nd, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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