

## 224 Mckenzie Towne Link SE Calgary, Alberta

**MLS # A2218318**



**\$428,800**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** Bar Stools

**\*\* OPEN HOUSE \*\*** Saturday, May 10 from 2pm - 4pm. Here's your chance to own a fantastic townhome in the highly sought-after community of McKenzie Towne! Just one block from the downtown bus and LRT station, and two blocks from High Street's shopping, restaurants, and gym — this location truly has it all. Enjoy beautiful walks along Inverness Pond and soak up the vibrant, community-focused lifestyle this neighborhood offers. This bright and sunny home is move-in ready and features a south-facing patio with convenient street parking, in addition to a double attached insulated garage. The open-concept main floor includes a spacious living and dining area, a functional kitchen with a pantry and sit-up island, plus a flex room perfect for a home office or den. Laminate flooring throughout, with ceramic tile in the entryway and bathrooms, makes for easy maintenance. Upstairs you'll find three generous bedrooms, including a big primary suite with a walk-in closet. The basement includes laundry and plenty of extra storage and the ducts have been recently cleaned for extra peace of mind. Fresh, neutral paint tones create a warm, contemporary feel throughout the home. Freshly cleaned ducts. With low condo fees and unbeatable value in a walkable, amenity-rich neighborhood — this townhome is a must-see!