

**526 Mckenzie Towne Drive SE  
Calgary, Alberta****MLS # A2278409****\$449,900****Division:** McKenzie Towne**Type:** Residential/Five Plus**Style:** 2 Storey**Size:** 1,226 sq.ft. **Age:** 2013 (13 yrs old)**Beds:** 2 **Baths:** 2 full / 1 half**Garage:** Double Garage Attached**Lot Size:** -**Lot Feat:** Landscaped, Low Maintenance Landscape

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

Pride of ownership shines throughout this meticulously maintained, move-in ready end-unit townhome. Step inside to a bright, inviting open-concept main floor, where an abundance of natural light pours through expansive windows, creating a warm, welcoming atmosphere. Thoughtfully designed for both everyday living and entertaining, the space is finished with natural hardwood floors and a stylish chef-inspired kitchen featuring stainless steel appliances, a quartz island, and ample cabinetry. A versatile den on the main level provides the perfect home office or additional storage, while a conveniently located half bathroom completes this floor. Offering over 1,200 sq. ft. of above-grade living space, the upper level continues to impress with a dedicated laundry room and extra storage. Two generous primary bedroom suites each feature walk-in closets and private en-suites appointed with quartz countertops and shower combinations—ideal for shared living or hosting guests with ease. The fully developed basement adds valuable living space with a comfortable recreation area and direct access to the heated double detached garage, a rare and highly desirable feature. Combining comfort, functionality, and an unbeatable location, this exceptional townhome delivers low-maintenance living without compromise—perfect for professionals, downsizers, or savvy investors alike. Unbeatable walkability to local shops, restaurants, parks, and picturesque walking trails in the desirable community of Mckenzie Towne.