224 Mckenzie Towne Link SE
Calgary, Alberta

MLS # A2218318
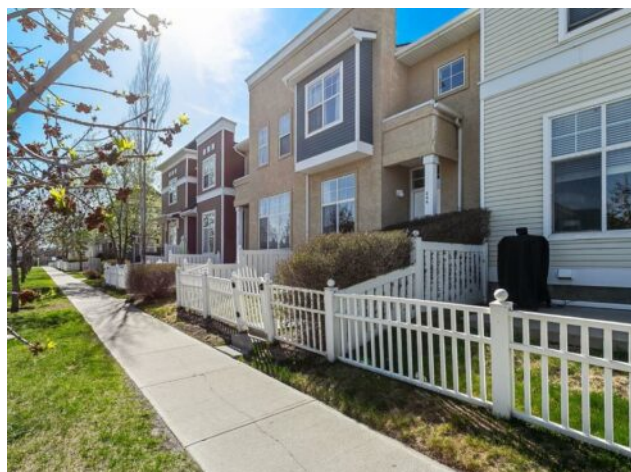
$428,800

Division:	McKenzie Towne
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,206 sq.ft.	**Age:**	2003 (22 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Front Yard, Landscaped

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

Inclusions:	Bar Stools

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!