

## 208 Mckenzie Towne Link SE Calgary, Alberta

MLS # A2224890



# \$409,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to Mosaic of High Street in McKenzie Towne! Discover comfort, style, and convenience in this beautiful 3-bedroom, 1.5-bath townhouse offering over 1,250 sq. ft. of thoughtfully designed living space. Perfectly positioned in the vibrant heart of McKenzie Towne, you're just steps (under 200m) from shops, caf&eacute;s, groceries, and every amenity imaginable. This charming home features ample street parking, an attached garage, and a sunny southeast-facing layout that fills the home with natural light. Main Level Highlights: Open-concept layout with durable laminate flooring. NEW designer light fixtures throughout. Spacious living and dining areas, perfect for entertaining. Bright kitchen and a welcoming front den ideal for a home office or reading nook. Upstairs Retreat: Three generously sized bedrooms with plenty of storage. Primary bedroom with walk-in closet and beautiful morning light. Location Perks: Walk to schools, parks, playgrounds, and Inverness Pond with scenic walking trails. Only 3 minutes on foot to the pond, and short walk to express bus route 302 and Park & Ride. 5-minute drive to 130th Avenue shopping & dining. Quick access to Deerfoot Trail, Stoney Trail, and 52 Street. Whether you're a first-time buyer, growing family, or savvy investor, this home offers exceptional value in one of Calgary's most beloved neighbourhoods. Superior Value. Unbeatable Location. A Lifestyle You'll Love.