

152 Mckenzie Towne Lane SE  
Calgary, Alberta

MLS # A2237904



**\$339,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Baseboard, Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

A wonderful opportunity to live in the heart of Mckenzie Towne. This freshly painted 2 bedroom townhome puts you steps away from one of Calgary's most walkable and family-friendly suburban neighbourhoods. The open concept main floor plan offers a kitchen, dining space, living room and one half bathroom, everything you'll need. The kitchen features a convenient island eating bar, large pantry, and a brand new stove, never used. There is a private balcony off the living room, perfect for morning coffee or evening BBQs. Upstairs, you'll find two bedrooms. One has a half bathroom ensuite. The other bedroom features its own private balcony. A full bathroom and laundry complete the upper level. This townhouse comes with one underground parking stall plus one storage locker. You're just steps from High Street's vibrant shops, restaurants, coffee shops, gym, and grocery store. Parks, playgrounds, pathways, and schools are all within walking distance. Plus, Calgary Transit is nearby. Easy access to Deerfoot and Stoney Trail allows for effortless commuting. Whether you're a first time buyer, downsizing, or adding to your investment portfolio, this townhome offers exceptional value in a desirable community.