



GRASSROOTS
REALTY GROUP

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**199 McKenzie Towne Drive SE
Calgary, Alberta**

MLS # A2221635



\$539,900

Division:	McKenzie Towne		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,812 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 379
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions:	n/a
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Welcome to this stunning townhouse in the heart of McKenzie Towne! Offering 1,811.9 sq ft of developed living space, this beautifully upgraded home features 3 spacious bedrooms, 2.5 bathrooms. Basements is unfinished- is ready for your vision—whether it’s a recreation room, extra bedrooms, or a home gym. The stylish kitchen boasts UPGRADED CUPBOARDS, sleek granite countertops, and a Gas Stove, making it a chef’s dream. LED brand new lights throughout the house, freshly painted. Gorgeous hardwood flooring in the living room and tiles in the kitchen, dining and main entrance on the main floor, and brand new carpet upstairs. Enjoy year-round comfort with A/C and NEW Hunter Douglas blinds in the living room. Conveniently located across from a park/green space/pond and just minutes from top-rated schools, shopping, and all essential amenities. Don’t miss this incredible opportunity—schedule your showing today!