



**GRASSROOTS**  
REALTY GROUP

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**208 Mckenzie Towne Link SE**  
**Calgary, Alberta**

**MLS # A2224890**



**\$409,000**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 381
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**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.