



GRASSROOTS
REALTY GROUP

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224 Mckenzie Towne Link SE Calgary, Alberta

MLS # A2231027



\$425,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| 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

**** OPEN HOUSE **** Saturday, July 19th from 1-3pm. **** 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!**