



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**249 Mckenzie Towne Square SE**  
**Calgary, Alberta**

**MLS # A2239767**



**\$475,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 332
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly desirable community of McKenzie Towne, proudly coming to market for the very first time! This move-in ready home offers the perfect blend of space, style, and convenience, making it an excellent choice for families, first-time buyers, or investors. Inside, you'll find a bright, open-concept layout, with a spacious living and dining area perfect for both relaxing and entertaining. The modern kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, complemented by large windows that fill the home with natural light. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite complete with a walk-in closet with custom built-ins and a private ensuite bathroom. A second full bathroom completes the upper level. This home also includes a double attached garage and an unfinished basement, offering plenty of storage space and potential for future development. Step outside to your private patio, surrounded by trees creating a peaceful, shaded space perfect for outdoor dining, morning coffee, or relaxing with friends. Located in the heart of McKenzie Towne, within walking distance to the Inverness Pond and scenic pathways, as well as shops, restaurants, parks, schools, and transit—plus easy access to Deerfoot Trail, Stoney Trail, and all southeast Calgary amenities. Book your private showing today and experience the charm and convenience of McKenzie Towne!