



**GRASSROOTS**  
REALTY GROUP

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214 Mckenzie Towne Lane SE  
Calgary, Alberta

MLS # A2245876



**\$359,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                        |               |                   |
| <b>Type:</b>     | Residential/Five Plus                 |               |                   |
| <b>Style:</b>    | Bungalow                              |               |                   |
| <b>Size:</b>     | 977 sq.ft.                            | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 2                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Stall, Underground     |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Low Maintenance Landscape |               |                   |

|                    |                                             |                   |        |
|--------------------|---------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Vinyl Plank                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | \$ 560 |
| <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>   | Closet Organizers, No Smoking Home, Storage |                   |        |

**Inclusions:** Wood Slat blinds, Blackout Draperies, Call Seller Directly

Click brochure link for more details\*\*-FRESH NEW FLOORS!\* Best Location! Desirable, walkable community of McKenzie Towne! One block from High Street and all amenities and services. Main floor, spacious corner unit with large windows and south facing deck. Spacious light filled bedrooms and compact functional kitchen complete with breakfast bar and pantry! New "plank luxury vinyl upgraded FLOORING throughout entire unit (except laundry). Secure Assigned heated underground parking. New dishwasher, newer laundry pair, new ceiling fan/light in primary bedroom. Easy access to Stoney and Deerfoot Trails and direct bus to DT. Healthy Reserve Fund and well run HOA.