



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2252707**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne         |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,401 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             |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Partial, Partially Finished

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 406

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** See remarks

Discover this updated townhome in the heart of McKenzie Towne, where comfort, convenience, and community come together. Perfectly positioned just steps from local shops, parks, playgrounds, and the winding pathways that meander through ponds and greenspaces, this home enjoys a prime yet private setting. Nestled along the interior path of the complex, it offers reduced traffic and a peaceful atmosphere. The west-facing fenced front yard is ideal for soaking up the evening sun, while the single attached garage, additional visitor parking, and the added bonus of central air conditioning make everyday living effortless. Inside, the open-concept design creates a welcoming flow perfectly suited to today's lifestyle. The main level offers a flexible front den ( or play space ), a convenient two-piece bathroom, a spacious living room, and a dining area that seamlessly connects to the kitchen. The kitchen offers a smart layout with a pantry, breakfast bar, and abundant natural light to create a welcoming and functional space. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The oversized primary suite is a true retreat, offering ample space to unwind and a walk-in closet for easy organization. The lower level provides direct access to the garage, a dedicated laundry space, and excellent storage options to keep everything neatly in its place. Thoughtful updates within the last five years include a new oversized hot water tank, new furnace, and central air conditioning, adding comfort, efficiency, and peace of mind. What would you also love about living here? Enjoy a lock-and-leave lifestyle with no lawn work or snow shoveling required, saving you time, effort, and maybe even your back health. With quick access to Deerfoot Trail, Stoney Trail, South Health Campus, schools, shopping, and more, this home is an outstanding choice for

first-time buyers, down-sizers, or investors. Experience the best of one of Calgary’s most vibrant and connected communities.