



GRASSROOTS
REALTY GROUP

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

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

MLS # A2252758



\$410,000

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:	\$ 406
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		

Inclusions: 3 bar stools

Ready to level up your lifestyle? This 3-bedroom townhome in the heart of McKenzie Towne has everything you've been looking for—walkability, style, and unbeatable community vibes. Perfect for a first-time home buyer or someone looking to add to their investment portfolio and better yet, a quick possession available here! The location couldn't be better: you're just a block from the bus and LRT, and only two blocks from High Street's shops, restaurants, and gym. Inverness Pond is also nearby, perfect for morning runs, evening strolls, or a daily coffee walk. Back at home, you'll love having a sunny south-facing patio with convenient street parking, along with a double attached insulated garage to keep your car cozy when winter hits. Inside, the open-concept main floor feels bright and inviting, with plenty of space for living and dining, plus a flex room that works perfectly as a home office, creative studio, or Netflix nook. The kitchen is designed for both function and fun, with a sit-up island and pantry that make hosting easy. Fresh neutral paint tones give the space a warm, modern feel, while laminate and tile flooring throughout keep maintenance simple. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet. The basement offers laundry and tons of extra storage, and the ducts have been freshly cleaned so you can move in with peace of mind. With low condo fees, a walkable location, and a community full of energy and amenities, this home truly offers the best of both comfort and convenience. Come check it out!!