



GRASSROOTS
REALTY GROUP

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**220 Mckenzie Towne Close SE
Calgary, Alberta**

MLS # A2253785



\$389,999

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Doorbell Camera, Vanity & Chair

LOW CONDO FEES - UPDATED - TWO ENSUITES - PARKING & BACKYARD! Located just minutes from Stoney Trail, Deerfoot Trail, Gyms, Shopping Centres, Restaurants, Schools, and much more. Enjoy LOW Condo Fees with this beautifully updated private home, built by Zen Townhomes, perfectly situated in one of the QUIETEST parts of the complex. Ideal for a growing family or first-time buyers looking for space and comfort. Step inside to a BRIGHT and inviting main floor, where NEW FLOORING and fresh paint create a clean, modern feel. The spacious living room flows seamlessly into the open-concept dining area and kitchen, complete with a pantry and direct access to your own PRIVATE, sun drenched BACKYARD, perfect for morning coffee, weekend BBQs, or outdoor gatherings with friends. A convenient half-bathroom on the main floor adds to the functionality of the space. Upstairs, you'll find two generously sized bedrooms, each with its OWN FULL bathroom, offering comfort and privacy for everyone. Carpet has been removed and replaced with stylish, low-maintenance VINYL PLANK flooring throughout. To top it off, a 200 sq ft ATTIC space offers endless possibilities, use it for extra storage, a cozy reading nook, or finish it to create a personalized bonus room. Enjoy the convenience of your own PARKING spot right out front, and the peace of mind that comes with living in a well-maintained, family-friendly community. Don't miss this opportunity to own a bright, thoughtfully renovated, move-in-ready home in an unbeatable location. Call your favourite realtor for a viewing today!