



GRASSROOTS
REALTY GROUP

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

1130 Mckenzie Towne Row SE
Calgary, Alberta

MLS # A2254511



\$349,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	696 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached, Garage Door Opener, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 284
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Blind style window coverings have some damage - as is, curtain rods

Lovely bungalow townhome in welcoming and friendly Mosaic Mirage in the heart of McKenzie Towne. Super functional layout in this two bedroom, full bath home. You're greeted with picturesque walkways leading up to a charming, fully fenced front yard (with a BBQ gas line) - giving you true outdoor space of your own. Just as good, it comes with a private double (tandem) garage. You choose if you park two cars or use the ample space for a workout, storage or flex area. Inside the unit you'll find an easy floorplan with a wide open living and kitchen area which features stainless steel appliances, a kitchen pantry, a large kitchen island with an overhang for meals or hosting, and quartz counters. Both bedrooms are a nice size and the primary comes with a large walk in closet. Large cross-facing windows and lockable sturdy screen door allows for light and airflow. Convenient ensuite laundry in the bathroom. Good storage options both in suite and in the partial unfinished basement so you'll have room for everything in this efficient layout. Handy upgrades with some LED lighting in the main living areas, motion sensor LEDs at the front entrance, stairs to the parking and in the garage, an LED hall smart light you can hook up to Alexa, plus an installed garage door controller you can operate with your phone (seller is willing to help new owner with tech set up). Unit has freshly painted exterior and garage door. When you want to be entertained, you're a close walk to the amenities of High Street or the paths around nearby Inverness Pond. Perfect for a fresh start!