



**GRASSROOTS**  
REALTY GROUP

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

**307 Mckenzie Towne Square SE**  
**Calgary, Alberta**

**MLS # A2255663**



**\$360,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	698 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 284
<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>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** NA

Welcome to 307 McKenzie Towne Sq SE, a charming bungalow-style townhouse designed for comfort, convenience, and low-maintenance living in the heart of McKenzie Towne. This air conditioned home is Ideal for first-time buyers, downsizers, or those seeking the ease of single-level living. Inside, you'll find 2 spacious bedrooms, including a generous master and a versatile secondary bedroom, alongside a well-appointed full bath—all conveniently located on the main level. The open-concept layout features a bright living area, perfect for relaxing or entertaining. The kitchen, equipped with quartz countertops, flows seamlessly into the dining and living areas, creating a welcoming atmosphere. Enjoy the added convenience of in-unit laundry, also on the main floor, and direct access to the insulated, tandem garage, which accommodates 2 vehicles and offers extra storage for Calgary's winter months. Living in the sought-after Mosaic Mirage complex means you'll be surrounded by walking paths, parks, and green spaces. Elgin Hill Park and McKenzie Towne Pond are just steps away for outdoor enjoyment. Families will appreciate the nearby schools, including McKenzie Towne School and St. Albert the Great School, while the vibrant High Street offers shops, restaurants, and essential services. Public transit options are excellent, with the McKenzie Towne Transit Hub providing easy connections to downtown and beyond. Commuters will also benefit from quick access to Deerfoot Trail and Stoney Trail, making it easy to get around the city. Don't miss out on this cozy, well-located home in a vibrant community. Contact your favourite realtor today to schedule a viewing!