



GRASSROOTS
REALTY GROUP

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147 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2263174



\$329,888

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Secluded		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

IMMEDIATE POSSESSION! INCREDIBLE LOCATION IN MCKENZIE TOWNE!! INVESTORS OR FIRST TIME BUYERS-ONE OF THE LARGEST GARDEN SUITES with 1143 SqFt of Living space plus large outdoor patio area for gardening, pets, children, relaxation !!! PRICED TO SELL !!! This stylish corner unit townhome offers the perfect blend of comfort, convenience, and character. One of its standout features is the charming garden terrace at the front- is a private ideal spot to sip your morning coffee, unwind after work, or simply enjoy a little fresh air. Step inside to discover a bright, open-concept living space that flows effortlessly from room to room. The newly installed luxury vinyl plank flooring adds a sleek, modern touch while offering durability and easy maintenance—perfect for busy lifestyles and pet owners alike. The kitchen is a true showstopper, featuring granite countertops and a full suite of stainless steel appliances, including a fridge, stove, dishwasher, and over-the-range microwave. Built with sustainability in mind, this home features cement fiber siding for long-lasting durability and minimal upkeep. If you're a pet lover, you'll be thrilled to know that this community welcomes pets— giving your furry friends plenty of room to roam- 2 outdoor patio areas that could be gated off for a place to play . Location-wise, it doesn't get much better: you're within walking distance of shops, Shopper Drug Mart, restaurants, a grocery store, local pub the Kilt and transit routes, making everyday errands and outings effortless. With its thoughtful upgrades, and unbeatable location, this corner unit is more than just a home—it's a lifestyle upgrade waiting to happen.