



GRASSROOTS
REALTY GROUP

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1022 Mckenzie Towne Villas SE
Calgary, Alberta

MLS # A2264809



\$450,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,221 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 341
LLD:	-
Zoning:	M-1
Utilities:	-

Inclusions: N/A

Welcome to this well laid out townhouse in the heart of McKenzie Towne, where style and convenience meet. Step inside to a bright, open-concept main floor with large windows that fill the home with natural light. The modern kitchen features stainless steel appliances and generous counter space, opening to the dining and living areas that create a comfortable setting for family time or entertaining friends. Upstairs, the spacious primary suite offers a walk-in closet and private ensuite. Two additional bedrooms provide flexibility for children, guests, or a home office. The lower level offers extra storage, and the double attached garage keeps your vehicles warm and secure through the winter months, no more clearing snow in the mornings or searching for parking after work. Outside, enjoy a walkable community filled with parks, ponds, and tree-lined streets. Morning coffee, weekend brunch, and everyday errands are all within minutes at nearby shops and restaurants. You are just minutes from major shopping areas, as well as a short drive to the South Health Campus. With easy access to major routes, commuting and weekend getaways are simple and convenient. This is a home that fits your lifestyle, bright and welcoming, ready for you to move in and enjoy life in McKenzie Towne