



GRASSROOTS
REALTY GROUP

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

619 Mckenzie Towne Square SE
Calgary, Alberta

MLS # A2267383



\$444,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions:	n/a
--------------------	-----

Welcome to this beautifully maintained townhome located in the highly desirable SE community of McKenzie Towne. Offering nearly 1,200 sq ft of thoughtfully designed living space across two storeys, this home features 2 bedrooms, 2.5 bathrooms, and a double attached garage. The main level boasts an open-concept layout enhanced by rich hardwood flooring. The modern kitchen features dark espresso cabinetry, granite countertops, stainless steel appliances, a large island perfect for meal prep or casual dining, and a separate pantry. Step out onto the private balcony to enjoy a morning coffee, fire up the BBQ, or unwind on warm evenings. Upstairs, you'll find convenient upper-floor laundry 2 spacious primary bedrooms, each with its own ensuite and walk-in closet. Enjoy the charming front porch, perfect for relaxing. The double attached garage offers ample room for vehicles and extra storage. Located close to parks, schools, playgrounds, shopping, and all the amenities McKenzie Towne has to offer, this home is perfect for families, first-time buyers, or investors alike. Don't miss out, book your private showing today!