## 152 Mckenzie Towne Lane SE
## Calgary, Alberta

## MLS # A2269398



# $304,900

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| **Division:** | McKenzie Towne | | |
| **Type:** | Residential/Five Plus | | |
| **Style:** | Townhouse | | |
| **Size:** | 1,031 sq.ft. | **Age:** | 2007 (19 yrs old) |
| **Beds:** | 2 | **Baths:** | 1 full / 2 half |
| **Garage:** | Heated Garage, Parkade, Stall, Underground | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Few Trees, Landscaped | | |

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| **Heating:** | Baseboard, Central, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 500 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Cement Fiber Board, Stone, Vinyl Siding, Wood Frame | **Zoning:** | M-1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Vinyl Windows | | |

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| **Inclusions:** | N/A |

Welcome to McKenzie Towne! This bright and freshly painted 2 bedroom townhome offers tremendous value in one of Calgary&rsquo;s most walkable and welcoming communities. The main floor has a comfortable open layout with space to cook, dine, and relax. The kitchen includes a large pantry, island with seating, and a brand new stove that&rsquo;s never been used. Off the living room, enjoy your own private balcony, perfect for morning coffee or an evening BBQ. Upstairs, you&rsquo;ll find two bedrooms, one has a private half bath ensuite, and the other features its own sunny balcony. A full bathroom and laundry complete this upper level. This home also comes with underground parking and a storage locker. You&rsquo;ll love being steps from High Street, with its great mix of restaurants, coffee shops, gyms, and grocery stores. Plus, you&rsquo;re just minutes from the many shops and amenities along 130th Avenue, everything from big box stores to casual dining and everyday conveniences. Parks, playgrounds, schools, and transit are all nearby, and quick access to Deerfoot and Stoney Trail makes getting around the city easy. Whether you&rsquo;re a first time buyer, downsizing, or looking for a low maintenance home in a great area, this townhome is a fantastic opportunity and an incredible value.