



GRASSROOTS
REALTY GROUP

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**534 Mckenzie Towne Drive SE
Calgary, Alberta**

MLS # A2269884



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions: N.A

Meticulously maintained and move-in ready, this townhome offers unbeatable walkability to nearby shops, restaurants, parks, and scenic walking trails. The main level features an open-concept layout with a spacious living and dining area, a stylish 2-piece powder room, and a well-appointed kitchen complete with a large quartz island, quality cabinetry, stainless steel appliances, and access to an upgraded deck—perfect for everyday living and entertaining. Upstairs, you'll find a bright flex space ideal for a home office or reading nook, along with two generous primary bedrooms, each offering walk-in closets and private ensuites featuring quartz countertops and tub/shower combos. The lower level includes a laundry area, storage space, and direct access to the double attached garage. With plenty of extra parking right out front, low-maintenance living. McKenzie Towne offers charming architecture, parks, schools, and a vibrant community with many amenities and access to nature. Schedule your private showing today!