



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2269884**

**\$449,900**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!