



GRASSROOTS
REALTY GROUP

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220 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2272978



\$359,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Vanity

LOW CONDO FEES • ENERGY-EFFICIENT ZEN BUILD • UPDATED • TWO ENSUITES • PARKING • PRIVATE BACKYARD Welcome to this beautifully updated, ultra-efficient ZEN-built townhome, designed to keep utilities low and comfort high! Perfectly located just minutes from Stoney Trail, Deerfoot, major gyms, shopping centres, restaurants, schools, and everything you need for easy everyday living. Step inside and instantly feel the warmth of this BRIGHT, sun-filled home, ideally positioned in one of the lightest, most private spots in the complex. The main floor features NEW FLOORING and fresh paint, creating a clean and modern aesthetic. The spacious living room flows naturally into the open dining area and kitchen, complete with a pantry and direct access to your own PRIVATE, SOUTH-FACING BACKYARD. Whether it's morning coffee, weekend BBQs, or relaxing evenings outdoors, this yard is made to be enjoyed. A convenient half-bath on the main floor adds to the smart, functional layout. Upstairs, you'll find TWO large bedrooms, EACH with its OWN FULL ENSUITE, perfect for roommates, guests, kids, or anyone who values privacy and comfort. Carpet has been completely replaced with stylish, low maintenance VINYL PLANK flooring throughout the upper level. Need more space? The home includes a fantastic 200 sq ft ATTIC, offering endless possibilities. Keep it as generous extra storage or transform it into a cozy reading nook, hobby room, or personalized bonus space. Your dedicated PARKING stall sits right out front, and the well-managed, family-friendly community offers peace of mind with LOW condo fees, thanks in part to ZEN's forward thinking, energy saving construction. This bright, thoughtfully updated, move-in-ready home truly stands out, and it's priced to sell.

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