



GRASSROOTS
REALTY GROUP

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

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

MLS # A2273586



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

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

Inclusions: Doorbell Camera, Garage Shelving, Shelves & Pot Holders in Kitchen

This stunning END UNIT in McKenzie Towne offers the best energy, light, and an unmistakable New York-inspired vibe that sets it apart from anything else on the market. Sunlight pours through an abundance of oversized windows, hitting the rich hardwood floors and warming the entire main level with an inviting, urban sophistication. The living room becomes an instant focal point with its exposed brick feature walls - both chic and comforting - creating the perfect backdrop for slow mornings with coffee or lively evenings hosting friends. Just beyond, the space flows effortlessly into a kitchen designed for those who love both style and function. Sleek black cabinetry contrasts beautifully against crisp white quartz countertops, while open shelving and pot racks bring character and culinary charm. Stainless steel appliances including GAS STOVE reflect the light and elevate the space, making every meal feel intentional and elevated. The dining area sits right in the heart of the home, grounding the open-concept layout with a sense of connection and ease. Upstairs, two generously sized bedrooms offer the luxury of privacy, each with its own walk-in closet and four-piece ensuite. In between the bedrooms is a good sized flex space - offering a great spot for a desk or reading nook. The convenience of upper-floor laundry adds to the everyday ease. Downstairs, the lower level opens into a spacious DOUBLE ATTACHED GARAGE - a highly valued feature - paired with an impressive utility and storage area that gives you room for bikes, gear, seasonal decor, or even a future home gym. Enjoy your morning coffee in the front fenced patio space - notice the Central AC unit to keep you cool in the hot summer days! Everything has its place here. McKenzie Towne delivers the kind of community homeowners fall in love with. Walkable streets, charming architecture, and a true

small-town feel create a sense of belonging that's hard to find in the city. Boutiques, caf  s, and restaurants in High Street make weekend strolls a delight, while nearby parks, ponds, and pathways invite you outdoors year-round. Add in quick access to major routes, transit, schools, and amenities, and it's easy to see why people stay in McKenzie Towne for years. End units like this don't come around often. Ready to experience it for yourself? Come see why this townhouse is the one you won't want to let pass by.