



GRASSROOTS
REALTY GROUP

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

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

MLS # A2278409



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings

Pride of ownership shines throughout this meticulously maintained, move-in ready end-unit townhome. Step inside to a bright, inviting open-concept main floor, where an abundance of natural light pours through expansive windows, creating a warm, welcoming atmosphere. Thoughtfully designed for both everyday living and entertaining, the space is finished with natural hardwood floors and a stylish chef-inspired kitchen featuring stainless steel appliances, a quartz island, and ample cabinetry. A versatile den on the main level provides the perfect home office or additional storage, while a conveniently located half bathroom completes this floor. Offering over 1,200 sq. ft. of above-grade living space, the upper level continues to impress with a dedicated laundry room and extra storage. Two generous primary bedroom suites each feature walk-in closets and private en-suites appointed with quartz countertops and shower combinations—ideal for shared living or hosting guests with ease. The fully developed basement adds valuable living space with a comfortable recreation area and direct access to the heated double detached garage, a rare and highly desirable feature. Combining comfort, functionality, and an unbeatable location, this exceptional townhome delivers low-maintenance living without compromise—perfect for professionals, downsizers, or savvy investors alike. Unbeatable walkability to local shops, restaurants, parks, and picturesque walking trails in the desirable community of McKenzie Towne.