



**GRASSROOTS**  
REALTY GROUP

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**147 Mckenzie Towne Close SE**  
**Calgary, Alberta**

**MLS # A2279082**



**\$329,888**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 313
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

This popular Avalon Builders garden-suite bungalow offers exceptional value with all the upgrades, perfectly situated in the award-winning community of McKenzie Towne. With spring just around the corner, this bright west-facing end unit is the ideal place to enjoy the changing seasons. Sunlight pours into the home, enhanced by neutral paint tones, NEW LUXURY VINYL PLANK flooring, granite countertops, stainless steel appliances, a large kitchen island with breakfast bar, an oversized dining area, modern lighting, and generous storage throughout. Two spacious bedrooms and two full bathrooms—including a 3-piece ensuite—provide comfort and functionality. As the weather warms, the private patio becomes a true extension of your living space. There's plenty of room for outdoor furniture, container gardening, or extra storage—perfect for morning coffee in the sunshine or relaxing evenings outdoors. Parking is conveniently located right outside the door, and low condo fees make this home even more appealing. Just steps from the shops on High Street, transit, parks, schools, and with quick access to Deerfoot and Stoney Trail, this Mike Holmes-approved development offers quality, comfort, and an unbeatable location. Note: This unit is located below grade level.