



**1137 McKenzie Towne Row SE  
Calgary, Alberta**

**MLS # A2281025**



**\$469,900**

**Division:** McKenzie Towne

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,244 sq.ft. **Age:** 2012 (14 yrs old)

**Beds:** 2 **Baths:** 2 full / 1 half

**Garage:** Double Garage Attached, Garage Door Opener

**Lot Size:** -

**Lot Feat:** See Remarks

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 341

**Basement:** Partial

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Garage door opener

Welcome to this well-appointed, BRIGHT corner END UNIT townhome located in the heart of the family-friendly community of McKenzie Towne. Offering a highly desirable layout with TWO PRIMARY BEDROOMS, each complete with its OWN PRIVATE EN-SUITE BATHROOM and walk-in closet, this home is ideal for professionals, roommates, investors, or anyone seeking flexible and comfortable living. The OPEN CONCEPT main floor is bright and inviting, featuring KNOCKED-DOWN CEILINGS, modern LAMINATE flooring, and LARGE windows that fill the space with natural light throughout the day. The kitchen is both stylish and functional, showcasing CEILING-HEIGHT cabinetry, QUARTZ countertops, STAINLESS STEEL appliances, and a mosaic BACKSPLASH, seamlessly flowing into the dining and living areas—perfect for everyday living and effortless entertaining. Upstairs, enjoy the convenience of UPPER-FLOOR LAUNDRY just steps from both bedrooms. The lower level features an unfinished basement, with access to your DOUBLE ATTACHED GARAGE for excellent practicality. The front yard includes a private patio with a GAS LINE for your BBQ. Visitor parking is conveniently located nearby. This home is MOVE-IN-READY and ideally located, close to schools, shopping, walking paths, South Health Campus, with quick access to Stoney Trail and Deerfoot Trail—a SMART opportunity in a well-established Calgary community. Book your private viewing and see firsthand why this townhome stands out.