



GRASSROOTS
REALTY GROUP

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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.