



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

**MLS # A2292740**



**\$359,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** None

OPEN HOUSE SAT MARCH 14 11-1. Welcome to this beautifully appointed townhouse that perfectly blends modern elegance with exceptional value. Complete with the added benefit of a private yard and parking conveniently located just steps from your front door. The upper level features a dual primary suite design, with each spacious bedroom offering its own private ensuite bathroom—perfect for guests, roommates, or those who appreciate added privacy and comfort. On the main floor, a bright and inviting open-concept layout creates an ideal setting for both everyday living and entertaining. The stylish kitchen is the heart of the home, showcasing granite countertops, a large island with eating bar and under-mount sink, stainless steel appliances, and an abundance of cabinetry for effortless organization. The adjacent dining and living areas provide a warm, welcoming space to relax or host. Practicality meets thoughtful design with additional attic storage accessed by a built-in folding ladder. Step outside to your charming, private backyard, framed by mature trees that create a peaceful and picturesque setting. Perfect for morning coffee, summer evenings, or giving your dog a space to enjoy. Ideally located just two short blocks from McKenzie Towne Shopping Centre and one block from the scenic Inverness Pond, you’ll enjoy easy access to shops, restaurants, walking paths, and outdoor recreation. A home that perfectly balances style, comfort, and location—offering an exceptional opportunity in one of Calgary’s most beloved communities.