



**525 McKenzie Towne Close SE  
Calgary, Alberta**

**MLS # A2292784**



**\$364,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne        |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | 2 Storey              |               |                   |
| <b>Size:</b>     | 1,259 sq.ft.          | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 2                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall       |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 313

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** Storage Shed in Back Yard

Welcome to this Beautifully Refreshed Townhouse in the Heart of McKenzie Towne, one of Calgary's most Charming and Walkable Communities. This Bright and Inviting Home features a Thoughtfully Designed Open-Concept Main Floor with a Spacious Living and Dining Area, and a Stylish Kitchen complete with Extended Height Cabinetry, Subway Tile Backsplash, Centre Island, and Pantry &mdash; perfect for both everyday living and entertaining. Recent Updates make this home Truly Move-In Ready, including professionally installed Brand New Laminate Flooring, Brand New Carpet with Plush Underlay, and Fresh Paint Throughout the entire unit. Upstairs you'll find Two Generous-Sized Bedrooms, convenient Upper-Level Laundry, and a shared 4-Piece Bathroom, with the Primary Bedroom offering a Walk-In Closet, and featuring Ensuite Door Access to the bathroom as well. One of the most Unique Features of this home is the Expansive Attic Storage Room (approx. 14'11" &times; 14'), providing an impressive 193 sq ft of Additional Storage Space &mdash; a \*RARE\* Bonus seldom found in similar townhomes. Enjoy your Fully Fenced Backyard with a Storage Shed -- Ideal for relaxing, gardening, or extra storage. Located just minutes from &ldquo;High Street&rdquo; Shops, parks, schools, pathways, and major routes including Deerfoot Trail and Stoney Trail, this home offers Exceptional Lifestyle and Convenience. Absolutely Turn-Key!! \*\* Book Your Private Showing Today. \*\*