



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

MLS # A2293968

\$315,000



Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan		
Inclusions:	N/A		

Welcome to this beautifully maintained townhome offering comfort, style, and an unbeatable location. One of the standout features is the charming front garden terrace, your own private outdoor retreat that is perfect for morning coffee or unwinding at the end of the day. Step inside to a bright and spacious open concept layout designed for both everyday living and entertaining. The kitchen is thoughtfully upgraded with elegant granite countertops, sleek black appliances, and plenty of workspace to inspire your inner chef. Durable laminate flooring flows throughout the main living area, combining modern style with easy maintenance. This home also includes the convenience of in suite stacked laundry, along with energy efficient features such as Energy Star appliances and low flow fixtures, helping you save on utilities while reducing your environmental footprint. The home is equipped with a highly efficient tankless water heater and in floor heating, providing consistent warmth that is quiet, energy efficient, and comfortable underfoot. Enjoy the added convenience of being within walking distance to shops, restaurants, grocery stores, and transit options, making daily errands and commuting simple and convenient. This is an excellent opportunity for first time buyers, downsizers, or investors looking for great value and lifestyle. Do not miss your chance to make it yours.