



**319 Mckenzie Towne Square SE  
Calgary, Alberta**

**MLS # A2301583**

**\$479,900**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne         |               |                   |
| <b>Type:</b>     | Residential/Other      |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,239 sq.ft.           | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot             |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | \$ 341 |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Ideal for investors. Assume existing tenant till end of November 2026. This gorgeous end unit features 3 bedrooms and lots of natural light. Upper Level comes with Master Bedroom with 4piece Ensuite, two more bedrooms and 4piece bath. Main floor comes with Living room, dining, decent size kitchen. Featured upgrades include &ndash; modern kitchen, stainless steel appliances, laminate flooring, tile, quartz countertops, upgraded carpet. Basement is finished with utility and furnace room. Enjoy the summer weather on your beautiful patio overlooking a quiet landscaped courtyard in a private area. This is your chance to own in this developed community. Move in at end of November this year, park in your double attached garage, and go for a nice walk around the lovely pond across the street! Be a part of this amazing &ldquo;small town feel&rdquo; community, and tons of amenities just around the corner, you never have to leave McKenzie Towne!. 24hrs Notice needed for showings.