



**138 Mckenzie Towne Lane SE  
Calgary, Alberta**

**MLS # A2303251**



**\$299,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Assigned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 617
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, See Remarks		

**Inclusions:** attached shelves, (2) garage openers, Tv Wall-mount, Curtains.

Welcome to McKenzie Towne Lane SE—where comfort, convenience, and charm come together in this beautifully maintained home. Step inside to a bright, open-concept main floor, designed for easy living and entertaining. The south-facing layout fills the space with warm natural light throughout the day, creating an inviting atmosphere you’ll love coming home to. Durable laminate flooring throughout the main living area, leads into a well-appointed kitchen featuring a newer stove as well as a breakfast nook and walk-in pantry - perfect for everyday cooking and hosting alike. A fibre optic internet line is already installed, making working from home or streaming effortless. Upstairs, you’ll find a cozy, light-filled primary bedroom complete with its own 2-piece ensuite, along with another full bath upstairs and a versatile second bedroom that can easily function as a guest room, home office, or bonus space. This room also boasts its own balcony—an ideal spot for morning coffee or evening relaxation. Great things come in twos: • 2 Bedrooms • 2 Balconies • 2 Parking Stalls. Did I mention - 2 UNDERGROUND HEATED PARKING STALLS with your own storage locker! Situated in the heart of McKenzie Towne, you’re just steps from High Street and all its amenities—restaurants, cafés, shopping, gym, grocery and more—everything you need right at your doorstep. This charming, move-in-ready home offers the perfect blend of lifestyle and location. Don’t miss your chance to make it yours.