



**208 Mckenzie Towne Link SE  
Calgary, Alberta**

**MLS # A2185860**



**\$414,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Open House April 13 Sunday 1:00~3:00pm. Price reduced for quick sale. Superior Value for Homeowners or Investors. Welcome to the Mosaic of High Street in McKenzie Towne! Located just steps away (less than 200m) from every amenity you could need, this 3-bedroom, 1.5-bathroom townhouse offers 1,250 sq. ft. of thoughtfully designed living space. Situated in the heart of McKenzie Towne, this home boasts ample street parking, an attached garage, and unparalleled convenience. The main floor features a functional, open-concept layout enhanced by durable LAMINATE flooring and NEW light fixtures throughout. From the welcoming den/entryway to the spacious living room and kitchen, the smooth transitions between spaces create a seamless flow. Large southeast-facing windows flood the main floor with natural light, catching the full morning sun. Upstairs, you'll find 3 generously sized bedrooms with plenty of storage. The master bedroom includes a large walk-in closet and enjoys the same southeast-facing exposure for bright, sunny mornings. This townhouse is ideally located close to schools, parks, playgrounds, and Inverness Pond with its scenic trails. It's just a short walk to the express bus route 302 and Park & Ride, and only a 3-minute walk to the pond. For added convenience, you're a 5-minute drive to the 130 Avenue shopping district and enjoy easy access to Deerfoot Trail, Stoney Trail, and 52 Street. Whether you're a young family or an investor, this home offers exceptional value in a prime location!