



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**242 McKenzie Towne Link SE  
Calgary, Alberta**

**MLS # A2212965**



**\$444,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Partial, Partially Finished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 381

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to the popular Mosaic of High Street! With its excellent walkability to shops, groceries, restaurants pubs, parks and Inverness pond....you never have to venture out of this neighbourhood! This adorable three bedroom, 2 story townhome with a DOUBLE attached garage, and FENCED YARD, is located inside the complex and off the busier streets. You'll love the functional and open-concept floor plan with a breakfast bar, large living room, powder room, extra flex space for an office, dining area or space for the kids to play. With three nice sized bedrooms and full bathroom upstairs, and space for storage or toys in the basement, this is a perfect home for a family or anyone wanting the convenience and charm of living in McKenzie Towne!