

# \$449,900 - 270 Mckenzie Towne Link Se, Calgary

MLS® #A2206411

## \$449,900

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Open house from 1:30pm to 3:30pm on April 13. Brand new vinyl flooring on the main level. The furnace was replaced in November 2023. Welcome to this end-unit, two-story townhome in the highly desirable community of McKenzie Towne. Perfect for first-time homebuyers and investors! This unit comes with a double-attached garage. The main level boasts a bright and open floor plan with a spacious living room and a large patio door leading to the backyard, perfect for children to play. The south-facing, functional kitchen includes an island, and from the sunny dining area, you can access and enjoy your breakfast and morning coffee on the south-facing balcony. There is also a 2-piece bathroom on the main floor. The upper level offers spacious dual master bedrooms, each with a 4-piece ensuite bathroom and walk-in closet. The washer and dryer are located on the lower level, which also provides ample storage space. The location is close to all amenities, with Providence Child Development (Preschool & Kindergarten) just across the street. It's within walking distance to the #302 BRT (and the future C-Train station), shopping centre, parks, walking paths, and playgrounds. Quick access is available within minutes to Stoney Trail, Deerfoot Trail, and 52 Street. Quick possession is available.

Built in 2002

## Essential Information



MLS® #	A2206411
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	270 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E8

### **Amenities**

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Playground
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	11
Zoning	DC(pre1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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