

**310 Mckenzie Towne Close SE
Calgary, Alberta**

MLS # A2183150



\$375,000

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|------------------|--|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,115 sq.ft. | Age: | 2011 (13 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Stall, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape, No Neighbours Behind, Street Light | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 327 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Why rent when you can own this charming 2-storey townhouse condo? Designed with functionality and comfort in mind, this home features TWO primary bedrooms with a spacious Jack-and-Jill-style bathroom—perfect for young families or roommates. The main living area flows seamlessly into the dining room and kitchen, making it ideal for entertaining. West-facing windows flood the open layout with natural light, creating a warm and inviting atmosphere. Enjoy staying cool and comfortable all summer long with the addition of a brand-new air conditioner. The kitchen boasts newer appliances—including a brand new stove—a large island, and updated lighting. Having TWO parking stalls offers unmatched convenience and flexibility. Plus, you'll love the abundance of storage available in the attic—a rare bonus in condo living! This pet-friendly complex is a dream for animal lovers, offering a fully fenced backyard that ensures both privacy and safety. Ideally located near High Street shops and a wealth of amenities including transit, Tim Hortons, Starbucks, 52nd Street, Stoney Trail, shopping, schools, parks, and playgrounds. This condo is a fantastic find and will sell quickly. Don't miss your chance for homeownership—book a showing today!