

**1127 Mckenzie Towne Row SE**  
**Calgary, Alberta**

**MLS # A2201553**



**\$359,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 286
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

OPEN HOUSE on Saturday, March 15 between 12:00 - 2:00pm! Nestled in the heart of the vibrant and family-friendly community of McKenzie Towne, this beautifully maintained 2-bedroom bungalow-style townhouse offers the perfect blend of comfort, style, and convenience. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home is an incredible opportunity you won't want to miss! Step inside to discover a bright, open-concept living space designed for both relaxation and entertaining. The modern kitchen features upgraded cabinetry, sleek quartz countertops, and stainless steel appliances, including a central island with seating—perfect for casual meals or hosting friends. The spacious living flows seamlessly onto your private, south-facing balcony. Luxury Vinyl Plank flooring runs throughout, offering a timeless and low-maintenance finish that's perfect for any lifestyle. Plus, central air conditioning ensures you'll stay cool and comfortable in the summer. Both bedrooms are good sized, with the primary bedroom offering a walk-in closet for ample storage. The stylish four-piece bathroom is complemented by in-suite laundry. On the lower level, a dedicated mudroom and storage area provide functional space, while the ATTACHED SINGLE GARAGE offers secure parking and additional storage options. Located just steps from McKenzie Towne's vibrant High Street, you'll enjoy easy access to local shops, cafes, and essential services. Plus, you're minutes from South Trail Crossing, featuring major retailers like Superstore, Walmart, Home Depot, and popular dining spots. Commuters will love the quick access to public transit, including the BRT Express Bus Route, and major roadways for seamless travel throughout Calgary. This pet-friendly complex is perfect for anyone seeking

a convenient and connected lifestyle. This is more than just a home—it's a lifestyle in one of Calgary's most desirable neighborhoods. Don't miss out on this fantastic opportunity. Schedule your private showing today and make McKenzie Towne your new home!