

**212 McKenzie Towne Lane SE  
Calgary, Alberta**

**MLS # A2203477**



**\$379,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	972 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your beautiful end unit, 2 bedroom, 2.5 bathroom townhome in the vibrant community of Mckenzie towne! Rarely do end units like this become available, offering southwest exposure, extra windows, and two balconies! including one off your primary suite. Step inside to discover a bright open floor plan with sleek luxury vinyl plank flooring throughout the main level. The spacious kitchen boasts a stainless steel appliance package, ample cabinetry and a large centre island perfect for entertaining! The dining area, surrounded by wraparound windows, allows for plenty of natural light while the cozy living room provides a welcoming space to relax and unwind, a convenient half bath completes the main floor. Upstairs you'll find two generously size bedrooms, both walk-in closets! The primary suite is a true retreat complete with a 4pc en suite and a private balcony. A second full 4pc bathroom and upper floor laundry add to the homes convenience. Access to the heated underground parking garage is ideally located your steps from your front door. The unit also includes a private 3 x 5 storage locker, common bicycle storage area and additional visitor parking available for guests. This fantastic home is within walking distance to Mckenzie Town Center , offering an array of shops, restaurants, gyms, boutiques, and more. Don't miss out on calling this one home! book a showing with your favourite realtor today