

115 Mckenzie Towne Square SE
Calgary, Alberta

MLS # A2205454



\$374,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	737 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: N/A

A beautifully kept original-owner townhouse in the heart of McKenzie Towne. This 2 bedroom, 1 bathroom townhouse has been freshly painted throughout and includes a double tandem garage! Resilient vinyl plank flooring flows throughout the unit, making it perfect for those with children and pets. The open concept living area features a central kitchen complete with timeless white cabinetry, black pearl granite countertops, subway tile backsplash and suite of stainless steel appliances. The living area has large SW-facing windows that allow natural light to pour through the space all day long - keeping it bright all year round. The primary suite is complete with a walk-in closet and the second bedroom is perfect for a home office, guest room or children's bedroom. The full bathroom is complete with matching cabinetry and stacked washer/dryer. The lower level has a storage area and access to the private double attached garage (tandem) which has ample space for two vehicles + storage, or one vehicle and hobby space, gym area or other flex space. The private front patio is SW-facing, making it the optimal exposure for capturing sunshine all summer long. This meticulously cared for townhouse is just steps from High Street's countless amenities and minutes from both Seton and the many shops on 130th Avenue. Low condo fees in this well maintained complex ensure a maintenance-free lifestyle at a comfortable cost. These townhomes are the perfect fit for first time buyers, down-sizers or investors. *Virtual tour available upon request.