

814 Mckenzie Towne Common SE
Calgary, Alberta

MLS # A2208290



\$470,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover the Perfect Blend of Comfort and Convenience! Nestled in a vibrant, family-friendly community, this beautifully upgraded end unit townhome offers the ideal combination of style and function. Enjoy the peace of having just one shared wall and the benefit of extra windows that fill the space with natural light. The welcoming front porch, with sunny west exposure, is the perfect spot to unwind. Step inside to find an open-concept main floor designed for modern living. The stylish kitchen features a generous island, sleek quartz countertops, and upgraded stainless steel appliances—including a gas stove and a whisper-quiet dishwasher. The stone backsplash and touch kitchen faucet add an extra touch of luxury. Flow effortlessly from the kitchen to the spacious dining area and cozy living room—perfect for hosting or relaxing. Upstairs, the dual primary bedroom layout ensures maximum comfort and privacy, with each bedroom boasting its own walk-in closet and full ensuite bathroom. A versatile flex room completes the upper level, ideal for a home office, gym, or media space. The lower level offers practical living with a convenient laundry room, plenty of storage, and direct access to the double attached garage. Central air conditioning and hardwood floors throughout add even more appeal to this impressive home. This community truly has it all—nearby schools, parks, scenic pathways, and a tranquil pond invite outdoor adventures. You’re also just minutes from shopping, amenities, and transit, making daily errands and commuting a breeze. Don’t miss your chance to own this exceptional townhome—call today to schedule your private tour!