

# \$355,000 - 218 McKenzie Towne Close Se, Calgary

MLS® #A2184265

**\$355,000**

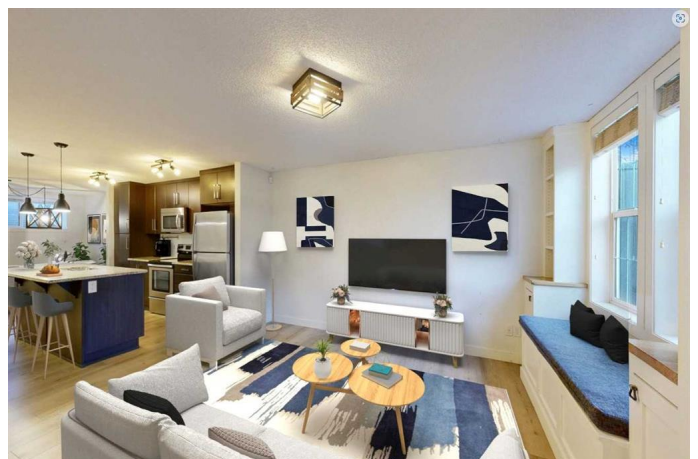
2 Bedroom, 2.00 Bathroom, 1,159 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**\*\*\*OPEN HOUSE SUNDAY - May 27th from 12 to 2 pm\*\*\*** This **AMAZINGLY CLEAN VERY BRIGHT** Two-bed/Two-bath Bungalow-style townhouse offers privacy, functionality and a hint of luxury! Doesn't it feel awesome to walk on **WARM FLOORS!**

This is a **PET FRIENDLY** complex with no size or breed restriction in the bylaws (on board approval only). There are large south-facing windows that let in natural light & look out to a low maintenance private patio with lots of room for BBQ/dining/relaxing. There are high end custom finishes throughout: blinds, closet organizers, & built-in shelving with window seat in the living room. The kitchen has granite counters, s/s appliances, an island with an eat-up bar and the dining area is substantial in size! There is a 4pc ensuite in the Master Bedroom. It is separated from 2nd bedroom by a full bath & laundry with a full-size front load washer/dryer. Built with energy efficient products: lighting, toilets, waterproofed/wrapped foundation, BluWood lumber, ECO spray foam insulation, extra acoustic insulation between units, & more! Walk to the shops and restaurants only blocks away or jump in your car parked right outside your door. McKenzie Towne is a cozy "small town" neighbourhood nestled in Southeast Calgary. This family-oriented community is concentrated around the Town Centre, where you can find all sorts of amenities from grocery stores, restaurants, professional services, and boutique retail



stores. Pathways, parks, and playgrounds are abundant throughout the community as well as recreational features such as a splash park, sports fields, outdoor hockey rink, & skate park. The McKenzie Towne Council offers recreational and leisure programming for all ages, as well as community events. Residents enjoy easy access to other areas of Calgary by way of major arterial routes such as Deerfoot Trail & Stoney Trail. This home has virtual staging.

Built in 2011

**Essential Information**

MLS® #	A2184265
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,159
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	218 Mckenzie Towne Close Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A9

**Amenities**

Amenities	Bicycle Storage, Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	No Neighbours Behind
Roof	Asphalt
Construction	Concrete, Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	December 21st, 2024
Days on Market	132
Zoning	M-2
HOA Fees	210
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.