

# \$449,900 - 270 Mckenzie Towne Link Se, Calgary

MLS® #A2206411

## \$449,900

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Open house from 1:30pm to 3:30pm on April 13. Brand new vinyl flooring on the main level. The furnace was replaced in November 2023. Welcome to this end-unit, two-story townhome in the highly desirable community of McKenzie Towne. Perfect for first-time homebuyers and investors! This unit comes with a double-attached garage. The main level boasts a bright and open floor plan with a spacious living room and a large patio door leading to the backyard, perfect for children to play. The south-facing, functional kitchen includes an island, and from the sunny dining area, you can access and enjoy your breakfast and morning coffee on the south-facing balcony. There is also a 2-piece bathroom on the main floor. The upper level offers spacious dual master bedrooms, each with a 4-piece ensuite bathroom and walk-in closet. The washer and dryer are located on the lower level, which also provides ample storage space. The location is close to all amenities, with Providence Child Development (Preschool & Kindergarten) just across the street. It's within walking distance to the #302 BRT (and the future C-Train station), shopping centre, parks, walking paths, and playgrounds. Quick access is available within minutes to Stoney Trail, Deerfoot Trail, and 52 Street. Quick possession is available.

Built in 2002

## Essential Information



MLS® #	A2206411
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	270 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E8

### Amenities

Amenities	Playground, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Playground
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 8th, 2025
Days on Market	10
Zoning	DC(pre1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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