

**308 Mckenzie Towne Lane SE**  
**Calgary, Alberta**

**MLS # A2219654**



**\$379,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	974 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stone, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 499
<b>LLD:</b>	-
<b>Zoning:</b>	M-1
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to Montage in Mckenzie Towne. An updated, immaculately maintained townhome overlooking a greenspace. Located in the heart of Mckenzie Towne, allowing all daily errands & amenities to be accessed on foot! Modern open plan, recently renovated! Including wide plank LVP flooring, new paint, LED light fixtures, & new stainless-steel appliances. 2 generously sized bedrooms up with convenient 2nd level laundry. One covered balcony on each level makes use of the private greenspace views. Well managed building, with secure heated underground parking & additional storage locker. Steps to shopping, restaurants, Mckenzie Towne Square, walking pathways around Inverness, & quick access to Deerfoot. Truly an affordable, turnkey property in one of the best locations in the complex.