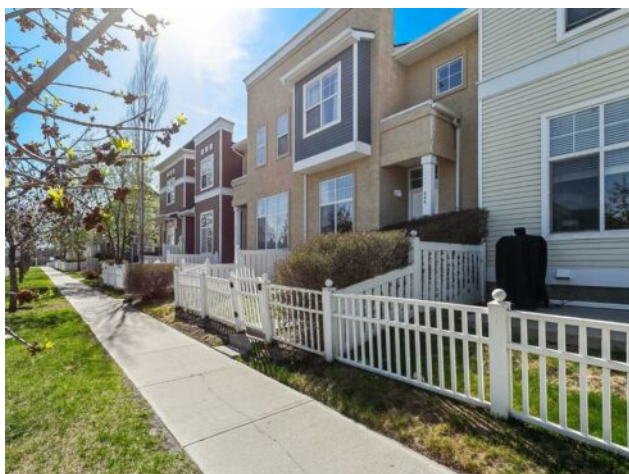


224 Mckenzie Towne Link SE Calgary, Alberta

MLS # A2231027



\$425,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 381

LLD: -

Zoning: DC

Utilities: -

Inclusions: Bar Stools

**** OPEN HOUSE Sunday, August 10th 2:30pm-4pm **** Here's your chance to own a fantastic townhome in the highly sought-after community of McKenzie Towne! Just one block from the downtown bus and LRT station, and two blocks from High Street's shopping, restaurants, and gym — this location truly has it all. Enjoy beautiful walks along Inverness Pond and soak up the vibrant, community-focused lifestyle this neighborhood offers. This bright and sunny home is move-in ready and features a south-facing patio with convenient street parking, in addition to a double attached insulated garage. The open-concept main floor includes a spacious living and dining area, a functional kitchen with a pantry and sit-up island, plus a flex room perfect for a home office or den. Laminate flooring throughout, with ceramic tile in the entryway and bathrooms, makes for easy maintenance. Upstairs you'll find three generous bedrooms, including a big primary suite with a walk-in closet. The basement includes laundry and plenty of extra storage and the ducts have been recently cleaned for extra peace of mind. Fresh, neutral paint tones create a warm, contemporary feel throughout the home. Freshly cleaned ducts. With low condo fees and unbeatable value in a walkable, amenity-rich neighborhood — this townhome is a must-see!