270 Mckenzie Towne Link SE
Calgary, Alberta

MLS # A2206411
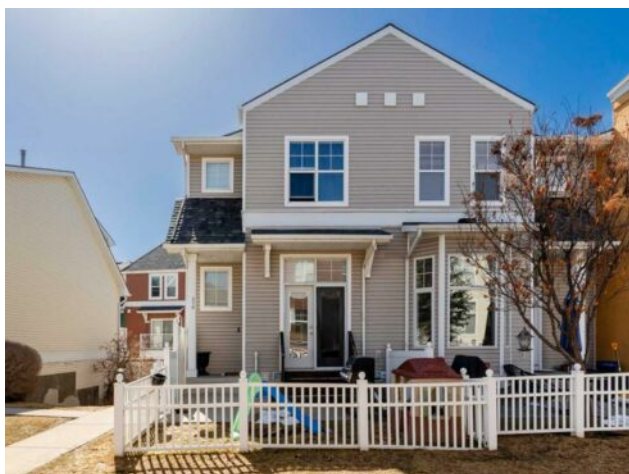
$409,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,136 sq.ft.	**Age:**	2002 (23 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 406
Basement:	Partial, Unfinished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC(pre1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Motivated to sell! 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.