

# \$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 |
|-------------------|------------|

|                 |                          |
|-----------------|--------------------------|
| 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 | 7               |
| Zoning         | DC(pre1P2007)   |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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