

224 Mckenzie Towne Link SE  
Calgary, Alberta

MLS # A2252758



**\$410,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** 3 bar stools

Ready to level up your lifestyle? This 3-bedroom townhome in the heart of McKenzie Towne has everything you've been looking for—walkability, style, and unbeatable community vibes. Perfect for a first-time home buyer or someone looking to add to their investment portfolio and better yet, a quick possession available here! The location couldn't be better: you're just a block from the bus and LRT, and only two blocks from High Street's shops, restaurants, and gym. Inverness Pond is also nearby, perfect for morning runs, evening strolls, or a daily coffee walk. Back at home, you'll love having a sunny south-facing patio with convenient street parking, along with a double attached insulated garage to keep your car cozy when winter hits. Inside, the open-concept main floor feels bright and inviting, with plenty of space for living and dining, plus a flex room that works perfectly as a home office, creative studio, or Netflix nook. The kitchen is designed for both function and fun, with a sit-up island and pantry that make hosting easy. Fresh neutral paint tones give the space a warm, modern feel, while laminate and tile flooring throughout keep maintenance simple. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet. The basement offers laundry and tons of extra storage, and the ducts have been freshly cleaned so you can move in with peace of mind. With low condo fees, a walkable location, and a community full of energy and amenities, this home truly offers the best of both comfort and convenience. Come check it out!!