

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

**MLS # A2263499**



**\$319,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 491
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Discover the perfect blend of style and convenience in this bright 900+ sq. ft. loft-style townhome, ideally located in one of SE Calgary's most desirable communities. With a modern open layout, abundant natural light, and underground parking, this home is designed for comfort and everyday living. The main level features a spacious open concept living and dining area, highlighted by soaring ceilings and large east facing windows that fill the space with morning and afternoon sun. The well appointed kitchen offers ample cabinetry, great counter space, and a functional breakfast bar perfect for entertaining or casual meals. Upstairs, the loft bedroom overlooks the main floor and includes a private balcony, ideal for enjoying your morning coffee or unwinding in the evening. A full 4-piece bathroom, convenient half bath on the main, and in-suite laundry complete the thoughtful layout. You'll love being steps away from all amenities; shops, restaurants, cafes, gyms, and transit are right at your doorstep. Enjoy the vibrant community feel McKenzie Towne is known for, with walking paths, ponds, and parks all nearby. Additional perks include heated underground parking, assigned storage, and affordable condo fees. Whether you're a first time buyer, downsizer, or investor, this property offers unbeatable value in a prime location.