

311 Mckenzie Towne Lane SE
Calgary, Alberta

MLS # A2202777



\$320,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 454
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: n/a

McKenzie Towne – Convenient Single-Level Living! Whether you're a first-time buyer, downsizing, or seeking a solid investment, this stunning 1-bedroom, 1-bathroom townhome offers an exceptional opportunity. Nestled in a well-maintained, sought-after complex, this home blends modern convenience with cozy charm. Convenient single-level living best describes this home, with an open-concept floor plan that creates a relaxed flow between the kitchen, dining, and living areas—perfect for socializing. The kitchen boasts beautiful ash-stained cabinets, an island eating bar with a quartz sink, a large pantry, and upgraded stainless steel appliances. The PRIMARY BEDROOM is a private retreat, featuring a spacious walk-through closet that leads to the laundry room with a full-size washer and dryer for added convenience. The 4-piece bathroom includes an electric towel warmer, adding a touch of luxury to your daily routine. Enjoy a lovely, spacious floor plan filled with natural light and freshly painted, move-in-ready interiors. Just a few steps up, this bungalow-style home offers over 800 sq. ft. of well-designed living space. Additional highlights include heated underground parking (one stall) and a front patio, perfect for enjoying your morning coffee or unwinding outdoors. Plus, this home is directly across the street from all amenities—literally fabulous! Situated in the heart of McKenzie Towne, this home is just a short walk to fantastic shops, restaurants, parks, and everything this vibrant community has to offer. Don't miss out on the chance to call this charming townhome your own! Lots of Visitor and Street parking plus PET FRIENDLY! CONDO FEES INCLUDE EVERYTHING EXCEPT ELECTRICITY FOR YOUR UNIT!