

**1022 Mckenzie Towne Villas SE**  
**Calgary, Alberta**

**MLS # A2287264**



**\$449,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,221 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this well laid out 3-bedroom townhouse in the heart of McKenzie Towne, where style and convenience meet. Step inside to a bright, open-concept main floor with large windows that fill the home with natural light. The home has been FRESHLY PAINTED and updated with NEW light fixtures. The modern kitchen features stainless steel appliances and generous counter space, opening to the dining and living areas that create a comfortable setting for family time or entertaining friends. Upstairs, the spacious primary suite offers a walk-in closet and a private ensuite. Two additional bedrooms provide flexibility for children, guests, or a home office. The lower level offers extra storage, while the double attached garage keeps your vehicles warm and secure through the winter month. No more clearing snow in the morning or searching for parking after work. Outside, enjoy a walkable community with parks, ponds, and tree-lined streets. Morning coffee, weekend brunch, and daily errands are just minutes away at nearby shops and restaurants. You're also close to major shopping destinations and only a short drive to South Health Campus. With easy access to major routes, commuting and weekend getaways are simple and convenient. Bright, inviting, and move-in ready, this residence delivers comfortable living in one of Calgary's most desirable neighborhoods. Come experience it in person and see for yourself that this could be the ideal place to call home.