

\$419,000 - 208 Mckenzie Towne Link Se, Calgary

MLS® #A2185860

\$419,000

3 Bedroom, 2.00 Bathroom, 1,246 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

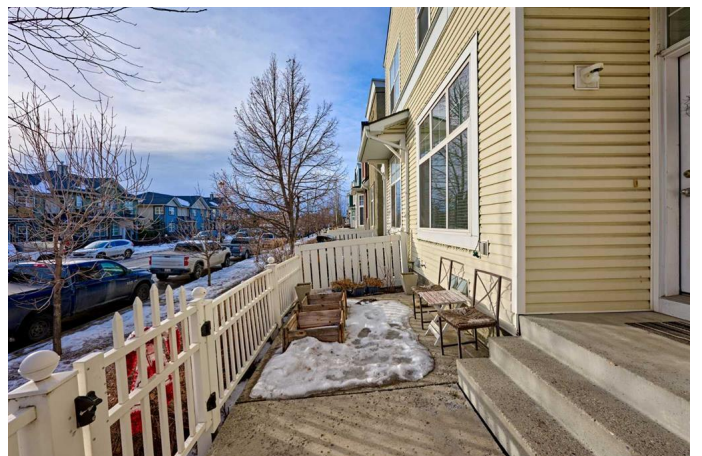
Price reduced for quick sale. Superior Value for Homeowners or Investors.

Welcome to Mosaic of High Street in McKenzie Towne! Located just steps away (less than 200m) from every amenity you could need, this 3-bedroom, 1.5-bathroom townhouse offers 1,250 sq. ft. of thoughtfully designed living space. Situated in the heart of McKenzie Towne, this home boasts ample street parking, an attached garage, and unparalleled convenience.

The main floor features a functional, open-concept layout enhanced by durable LAMINATE flooring and NEW light fixtures throughout. From the welcoming den/entryway to the spacious living room and kitchen, the smooth transitions between spaces create a seamless flow. Large southeast-facing windows flood the main floor with natural light, catching the full morning sun.

Upstairs, youâ€™ll find 3 generously sized bedrooms with plenty of storage. The master bedroom includes a large walk-in closet and enjoys the same southeast-facing exposure for bright, sunny mornings.

This townhouse is ideally located close to schools, parks, playgrounds, and Inverness Pond with its scenic trails. It's just a short walk to the express bus route 302 and Park & Ride, and only a 3-minute walk to the pond. For



added convenience, you're a 5-minute drive to the 130 Avenue shopping district and enjoy easy access to Deerfoot Trail, Stoney Trail, and 52 Street.

Whether you're a young family or an investor, this home offers exceptional value in a prime location!

Built in 2003

Essential Information

MLS® #	A2185860
Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	208 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G3

Amenities

Amenities	Colf Course, Playground, Park
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Playground, Tennis Court(s)
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 11th, 2025
Days on Market	61
Zoning	DC
HOA Fees	216
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.