

\$699,900 - 3 Lewis Mackenzie Place Sw, Calgary

MLS® #A2108362

\$699,900

3 Bedroom, 4.00 Bathroom, 1,965 sqft
Residential on 0.07 Acres

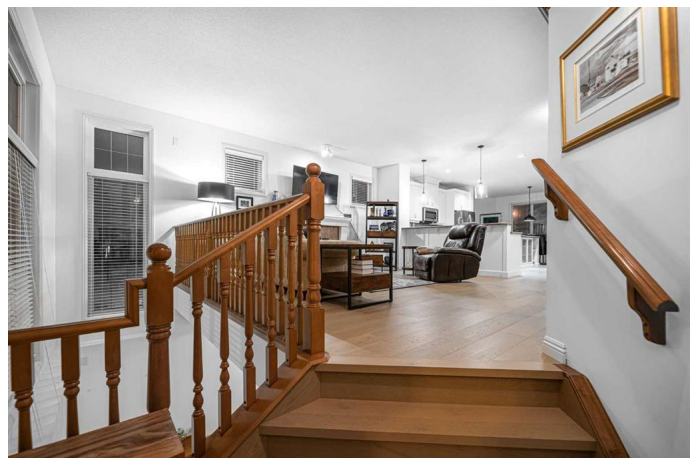
Garrison Green, Calgary, Alberta

Hello, Gorgeous! Welcome to your dream retreat at 3 Lewis MacKenzie Place SW in Calgary! This captivating end unit townhome is bathed in natural light and strategically positioned across from a park with a playground, creating a serene backdrop for your daily life.

The main floor is a masterpiece of design, fully renovated, and updated, to offer a chef's dream kitchen with a massive island, a living room with a balcony overlooking the beautiful basement, and a focal point fireplace that adds a touch of warmth and charm.

Culinary adventures await in the spacious kitchen, featuring ample counter space, a large pantry with glass detailing, and a raised breakfast bar, plus an island. The adjacent dining area offers a delightful view of the private backyard, creating a seamless indoor-outdoor flow. Ascend to the upper level, where two primary bedrooms await, each boasting large en suites and walk-in closets. Spa-like en suites with soaker tubs and standalone showers provide a haven of comfort.

The basement unfolds as a versatile space with a large recreational room, a well-placed wet bar, a full bathroom, and a third bedroom. Enjoy modern living with upscale features, including an end unit for extra windows, a detached double car garage with lane access,



and central air conditioning for those warm summer days.

This townhome offers more than just a home; it's a lifestyle upgrade. Proximity to Peacekeepers Park, MRU, and various amenities makes this one of the best units in the complex.

This townhome embraces modern living with its upscale features:

- ? End unit: extra windows, large backyard, more privacy!
- ? Dual primaries on upper level
- ? Fully renovated/updated main floor
- ? Central Air Conditioning to keep you cool during those warm Summer days
- ? Full wet bar in basement with built-ins

*Condo fee includes: Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Exterior Maintenance (roof replaced in 2022)

Enjoy the convenience of walking distance to MRU, and many other amenities. This is not just a home; it's a lifestyle upgrade. Don't miss the chance to make it yours! Don't miss out on this incredible opportunity!

Built in 2007

Essential Information

MLS® #	A2108362
Price	\$699,900
Sold Price	\$703,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	1,965
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3 Lewis Mackenzie Place Sw
Subdivision	Garrison Green
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 7R4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, On Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Private

Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 18th, 2024
Days on Market	31
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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