

\$439,900 - 308 Mckenzie Towne Link Se, Calgary

MLS® #A2108651

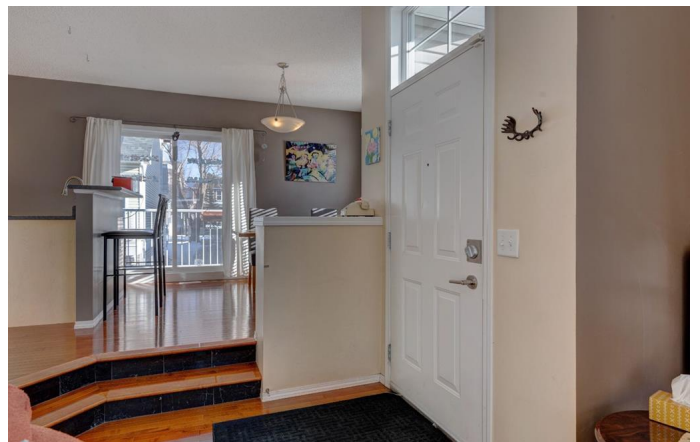
\$439,900

3 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE Cancelled. Welcome to the Mosaic of High Street. This 3 bedroom corner unit will immediately captivate you. Its extraordinary curb appeal will draw you from the visitor parking just outside the unit, along the paved sidewalk and green space and usher you right to the front door. Gleaming hardwood floors will welcome you into the spacious foyer. An abundance of natural light spilling through the additional windows, that only a corner unit has, will surely fill your heart with warmth. Open main floor plan with elevated ceiling. The kitchen comes equipped with a corner pantry, new dishwasher and island with breakfast bar. Perfect for the kids to gobble down their breakfast before they head off to school. Step out the sliding glass patio door and soak in the rays while enjoying your morning coffee from the balcony. The generous sized dining area offers ample space for family meals or entertaining. The considerable sized living room boasts new carpet and lends plenty of opportunity to accommodate comfort and productivity. The space can easily facilitate your entertainment needs and second as a homework or office area. New electric black out blinds installed in the living room. Half bath as you proceed towards the upper level. Large master bedroom. 2 additional bedrooms. One home to a walk in closet. And, 4 piece bathroom complete your tour of the second floor. Rear attached double garage which currently accommodate 2 full sized vehicles. Additional



storage nooks can accommodate your seasonal tires or potentially a dirt bike. The garage is insulated, drywalled and painted. The part basement includes your utility room, laundry area and a significant amount of storage. This gem is perfectly situated in the family friendly community of Mckenzie Towne. Walking distance to shopping, restaurants, and all the amenities that high street has to offer. Ice rink nearby. Parks and paths throughout the community. Spray park. Community Centre. Schools. Short drive to numerous other amenities located on 130th Ave. Quick access to 52nd St, Deerfoot and Stoney Trail. Direct bus routes to downtown.

Built in 2002

Essential Information

MLS® #	A2108651
Price	\$439,900
Sold Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	308 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2Z 4E8
-------------	---------

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	March 2nd, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
----------------	------------

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.