

\$449,900 - 1137 Mckenzie Towne Row Se, Calgary

MLS® #A2122745

\$449,900

2 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this amazing corner end unit townhome built by Brookfield Homes in the family friendly community of McKenzie Towne. Featuring 2 primary bedrooms with 2 ensuite bathrooms on the upper floor and another half bathroom on the main floor. With 1,243 square feet of living space on the top 2 floors and another 191 square feet in the unfinished basement. Beautifully finished throughout, you will fall in love with the open floor plan, knockdown ceilings, modern laminate flooring, and expansive windows on all 3 sides of the home providing the home with natural light throughout the day. Upon entry, guests are welcomed into the spacious main living room where you can relish in some relax time. Enjoy entertaining with this gorgeous open concept kitchen area, with ceiling height cabinetry, complimented by stainless steel appliances, quartz countertops, and a mosaic backsplash. Adjacent to the kitchen lies a charming south facing balcony equipped with a gas line for BBQ season and situated next to the dining space for morning breakfast and dinner time with family. The upper level greets guests with 2 generously sized primary bedrooms, each accompanied by its own 4 piece ensuite bathroom and a walk-in closet. Additionally, it is conveniently adjacent to the expansive upper floor laundry room. The front yard is fully landscaped and fenced. A full-sized double attached garage on the lower level granting you accessing directly into the unit with loads of space for storage. The large utility room in



the basement can be used for storage or as a gym and the visitor parking stalls are conveniently located steps away. This home is meticulous and well kept by the original and first owners. Situated close to South Health Campus, nearby shopping, walking paths, schools, and within minutes from Stoney Trail and Deerfoot trail.

Built in 2012

Essential Information

MLS® #	A2122745
Price	\$449,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1137 Mckenzie Towne Row Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E2

Amenities

Amenities	Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 13th, 2024
Date Sold	April 25th, 2024
Days on Market	11
Zoning	M-1
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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