

\$459,900 - 1115 Mckenzie Towne Row Se, Calgary

MLS® #A2157516

\$459,900

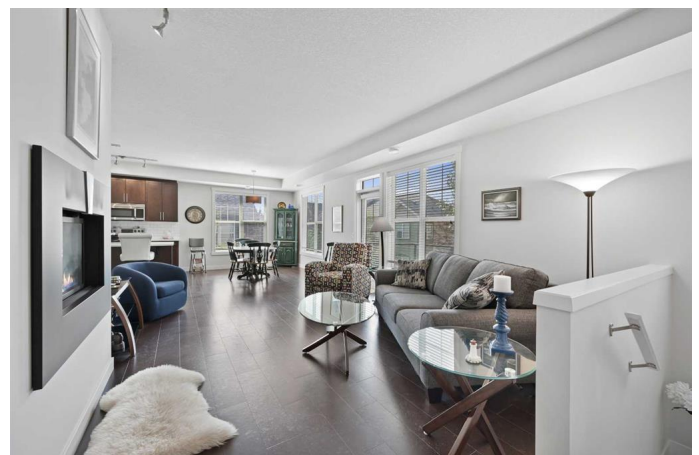
3 Bedroom, 2.00 Bathroom, 1,444 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

A stunning home in an ideal location! Situated with **THREE SIDES OF WINDOWS** on a **CORNER LOT** overlooking a mature courtyard with a **DOUBLE ATTACHED GARAGE**! Town homes do not get better than this! **THREE BEDROOMS** on an expansive **ONE LEVEL TOP FLOOR** boasting over 1440+ square feet with an additional almost 300 sq ft of a developed flex space available for additional storage. Welcome home to 1115 McKenzie Towne Row SE where you are warmly welcomed to experience a spic and span original owner home that will have you falling in love as soon as you enter the spacious foyer. Beautiful and bright you ascend the gorgeous tiled steps to the top level where it opens up to one of the brightest and spacious town homes that you will experience touring starting with 9ft soaring ceilings. Commencing with stylish rich cork flooring, it not only elevates the space, but also warms the feet during the cool winter months yet cool in the summer. A lovely feature fireplace invites you in to enjoy the generous living room area that opens up to a designated dining room. The thoughtfully designed floorplan offers ample space for living, dining and entertaining while still creating a private area for the bedrooms and baths. Over sized windows can be discovered through out the entire home inviting an abundance of natural daylight in, making it feel airy and expansive. Seamlessly transitioning into the generous kitchen that boasts a sleek stainless steel package, tons of



1115 MCKENZIE TOWNE SE
REC. MEASUREMENT STANDARDS - CALGARY AB
MAIN LEVEL (AG) - 1318.52 Sq Ft / 122.49 m²
LOWER LEVEL (AG) - 125.08 Sq Ft / 11.62 m²
TOTAL ABOVE GRADE RMS SIZE - 1443.60 Sq Ft / 134.11 m²
BASEMENT DEVELOPED AREA (BG) - 273.46 Sq Ft / 25.40 m²
TOTAL AG/BG AREA - 1717.06 Sq Ft / 159.51 m²



cabinets, undermount sink, pantry, bright full tile subway back splash and a huge island all complimented with elegant white QUARTZ COUNTER TOPS. The southwest side of the home features THREE BEDROOMS, one of which is currently being used as a CORNER OFFICE with a custom closet built-in, along with TWO FULL BATHS and a huge laundry room with built-in cabinetry. The Primary Suite includes the 2nd 3 piece full bath with over sized shower with glass siding door and two benches and a sizeable walk-in closet. This home has it all! Three bedrooms, 2 baths and a double attached garage all with CORNER LOT TREATMENT and BUNGALOW STYLE LIVING with no neighbours above you. Last, but definitely not least, is the huge deck out your living room garden door. Almost 26ftx7.9ft you can create an additional outdoor living space with your summer design and gas BBQ line. Grill up a storm on the weekends or relax in the morning with your hot cup of coffee overlooking the green lush court yard. Serene and peaceful yet close to the hub of High Street and all of 130th amenities. With this wonderful home you are just steps away from Shoppers and a short walk to the restaurants and activities of bustling McKenzie Towne. Trails and paths just outside your door while having quick access to 52nd Street, Stony Trail and Deer Foot make this an ideal location. 1115 McKenzie Towne Row will surely impress you with how well maintained it is, clean and organized and reflecting amazing value. Book your tour with your favorite realtor today!

Built in 2015

Essential Information

MLS® #	A2157516
Price	\$459,900
Sold Price	\$459,400

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1115 Mckenzie Towne Row Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Enclosed, Garage Door Opener

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Other
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
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Lot Description	Few Trees, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 5th, 2024
Days on Market	22
Zoning	M-1
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jayman Realty Inc.
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