

# \$449,900 - 948 Mckenzie Towne Manor Se, Calgary

MLS® #A2163675

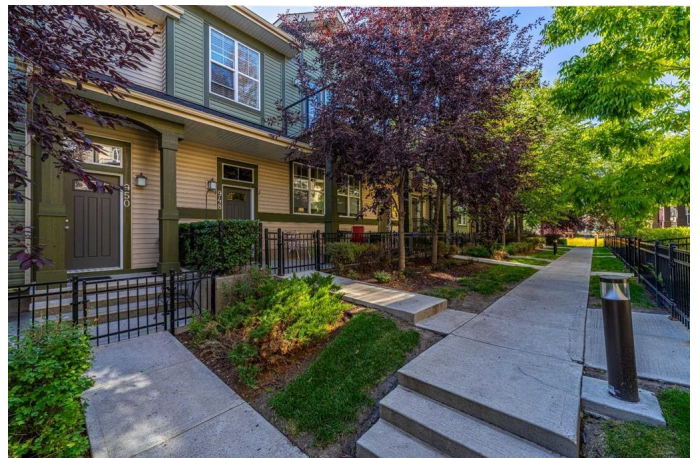
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into this inviting 2-bedroom, 2-bathroom main floor bi-level unit in the desirable Mosaic Mirage complex of McKenzie Towne. As you enter, a convenient mud area with a coat rack closet welcomes you, setting the tone for the thoughtful layout ahead. Ascend a few steps to discover an open-concept living space that seamlessly blends comfort and style. To your right, the living room beckons with a cozy gas fireplace, perfect for relaxing evenings. The space flows effortlessly into the well-appointed kitchen, showcasing full-height cabinets, gleaming granite countertops, ample cabinet space and a practical island. This kitchen is a chef's delight, equipped with newer appliances, including a dishwasher, gas range, and garburator. The adjacent dining area offers the ideal spot for family meals or entertaining guests. A hallway off the dining area leads to the private quarters. Here, you'll find a generously sized laundry room, a full bathroom, and two comfortable bedrooms. The master suite is a true retreat, boasting a luxurious double shower in the ensuite and a spacious walk-in closet. Throughout the home, hardwood floors in the living areas and ceramic tile in the bathrooms and laundry room add both elegance and practicality. High ceilings enhance the sense of space, while air conditioning ensures year-round comfort. For added convenience, a chair lift installed at the beginning of the year provides enhanced accessibility. Descend from the mud room to discover a partial basement that offers



extensive storage options, a utility room with an upgraded 75-gallon water heater, and a handy laundry sink. The home also features a double attached garage with extensive shelving and a workshop area, perfect for tackling projects and organizing all your belongings. Outside, a large patio awaits, ideal for summer barbecues or quiet morning coffees. This low-maintenance townhome, situated in a well-managed complex, offers the perfect blend of comfort, style, and convenience. With easy access to amenities, parks, and schools, this property presents an unmatched opportunity to enjoy the best of McKenzie Towne living. Don't miss your chance to make this wonderful townhome your new haven!

Built in 2013

**Essential Information**

MLS® #	A2163675
Price	\$449,900
Sold Price	\$455,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

**Community Information**

Address	948 Mckenzie Towne Manor Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 1E1

### Amenities

Amenities	Other, Park, Visitor Parking
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 12th, 2024
Date Sold	September 21st, 2024
Days on Market	10
Zoning	M-1
HOA Fees	226.60
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.