

\$449,900 - 218 Mt McKenzie Gardens Se, Calgary

MLS® #A2166999

\$449,900

2 Bedroom, 3.00 Bathroom, 1,350 sqft

Residential on 0.06 Acres

McKenzie Lake, Calgary, Alberta

Opportunity knocks! Welcome to this charming 2 Storey Townhouse featuring 2 Bedrooms, each with its own Ensuite Bath, nestled in the desirable McKenzie Lake community with full lake access!

| Recent Upgrades: Newer A/C and Furnace (2021), Newer Vinyl Plank flooring (2019), Newer faucets, New fence
| Sunny East facing Backyard
| Double Attached & Insulated Garage |

As you enter, you'll be welcomed by a generous Living room featuring a cozy gas fireplace and a bay window, seamlessly connected to the Dining room. The bright white Kitchen boasts an eating area and plenty of cabinet space and direct access to the Patio and Backyard. Completing the main floor is a convenient half Bath with Laundry facilities.

On the upper level, you'll find two spacious bedrooms, each boosting 4-piece Ensuite Baths and walk-in closets. The Primary Bedroom offers a large bay window, providing a lovely view. The unfinished Basement is ready for your personal touch, offering limitless potential! Outside, the beautifully Landscaped, East-facing Backyard with a patio, is perfect for outdoor gatherings with family and friends.

This unit also includes a double attached garage and a long driveway that can accommodate up to four vehicles for guests.



Enjoy the convenience of a short walk to the lake, Fish Creek Park, and numerous walking and biking trails. You'll be close to schools, a variety of restaurants, shopping options, public transportation, and many other amenities. Don't miss this fantastic opportunity!

Built in 1994

Essential Information

MLS® #	A2166999
Price	\$449,900
Sold Price	\$472,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,350
Acres	0.06
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	218 Mt Mckenzie Gardens Se
Subdivision	McKenzie Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2P9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	September 30th, 2024
Days on Market	11
Zoning	M-C1 d75
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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