

# \$325,000 - 545 Mckenzie Towne Close Se, Calgary

MLS® #A2169420

## \$325,000

2 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.20 Acres

McKenzie Towne, Calgary, Alberta

Smart Investor's or buyer's choice - Why rent when you can live here? You can also take advantage of the quick move-in date - November. 2 BEDROOM / 2 FULL BATH DESIGN \*\*SUPER CLEAN HOME\*\* And ready to move in! With over 1025+ sq. ft. of developed living space on one level plus an additional 180 sq. ft. of exterior porch area... You'll be happy here. This fine home also features a parking stall and in suite laundry. The main floor features an open kitchen/dining and family room layout, with the two bedroom separated for privacy. RARE closed in front concrete patio/porch area - perfect for a small dog! The kitchen is an intelligent design with your mind. "Like entertaining?" If so, you'll love this kitchen style with lots of cabinets, black appliances, an Island with sink / flush eating bar, laminate floors, lots of counter space & room to move around. The family-sized dining area can fit a big table - BBQ time! The primary bedroom features an ensuite + closet w/organizers. Call your friendly REALTOR(R) to view today.

Built in 2011

## Essential Information

MLS® #	A2169420
Price	\$325,000
Sold Price	\$320,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.20
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

### **Community Information**

Address	545 Mckenzie Towne Close Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A8

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed September 29th, 2024  
Date Sold October 23rd, 2024  
Days on Market 24  
Zoning M-2  
HOA Fees 150.00  
HOA Fees Freq. ANN

**Listing Details**

Listing Office Jayman Realty Inc.

**545 MCKENZIE TOWNE CLOSE SE**  
RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (DEVELOPED) (BG) - 970.53 Sq.Ft. / 90.16 m²  
UNDEVELOPED AREA (BG) - 54.54 Sq.Ft. / 5.06 m²  
TOTAL SIZE - 1025.07 Sq.Ft. / 95.22 m²



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