



**199 McKenzie Towne Drive SE  
Calgary, Alberta**

**MLS # A2221635**

**\$529,900**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,812 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this stunning townhouse in the heart of McKenzie Towne! Offering 1,811.9 sq ft of developed living space, this beautifully upgraded home features 3 spacious bedrooms, 2.5 bathrooms. Basements is unfinished- is ready for your vision—whether it's a recreation room, extra bedrooms, or a home gym. The stylish kitchen boasts UPGRADED CUPBOARDS, sleek granite countertops, and a Gas Stove, making it a chef's dream. LED brand new lights throughout the house, freshly painted. Gorgeous hardwood flooring in the living room and tiles in the kitchen, dining and main entrance on the main floor, and brand new carpet upstairs. Enjoy year-round comfort with A/C and NEW Hunter Douglas blinds in the living room. Conveniently located across from a park/green space/pond and just minutes from top-rated schools, shopping, and all essential amenities. Don't miss this incredible opportunity—schedule your showing today!