

**526 Mckenzie Towne Drive SE  
Calgary, Alberta**

**MLS # A2278409**



# \$449,900

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Pride of ownership shines throughout this meticulously maintained, move-in ready end-unit townhome. Step inside to a bright, inviting open-concept main floor, where an abundance of natural light pours through expansive windows, creating a warm, welcoming atmosphere. Thoughtfully designed for both everyday living and entertaining, the space is finished with natural hardwood floors and a stylish chef-inspired kitchen featuring stainless steel appliances, a quartz island, and ample cabinetry. A versatile den on the main level provides the perfect home office or additional storage, while a conveniently located half bathroom completes this floor. Offering over 1,200 sq. ft. of above-grade living space, the upper level continues to impress with a dedicated laundry room and extra storage. Two generous primary bedroom suites each feature walk-in closets and private en-suites appointed with quartz countertops and shower combinations—ideal for shared living or hosting guests with ease. The fully developed basement adds valuable living space with a comfortable recreation area and direct access to the heated double detached garage, a rare and highly desirable feature. Combining comfort, functionality, and an unbeatable location, this exceptional townhome delivers low-maintenance living without compromise—perfect for professionals, downsizers, or savvy investors alike. Unbeatable walkability to local shops, restaurants, parks, and picturesque walking trails in the desirable community of McKenzie Towne.