

1137 McKenzie Towne Row SE
Calgary, Alberta

MLS # A2281025



\$469,900

Division: McKenzie Towne

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,244 sq.ft. **Age:** 2012 (14 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Garage Door Opener

Lot Size: -

Lot Feat: See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 341

Basement: Partial

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage door opener

OPEN HOUSE Saturday, January 31st (1:00 to 4:00 PM) Welcome to this well-appointed corner END UNIT townhome located in the heart of the family-friendly community of McKenzie Towne. Offering a highly desirable layout with TWO PRIMARY BEDROOMS, each complete with its OWN PRIVATE EN-SUITE BATHROOM and walk-in closet, this home is ideal for professionals, roommates, investors, or anyone seeking flexible and comfortable living. The OPEN CONCEPT main floor is bright and inviting, featuring KNOCKED-DOWN CEILINGS, modern LAMINATE flooring, and LARGE windows that fill the space with natural light throughout the day. The kitchen is both stylish and functional, showcasing CEILING-HEIGHT cabinetry, QUARTZ countertops, STAINLESS STEEL appliances, and a mosaic BACKSPLASH, seamlessly flowing into the dining and living areas—perfect for everyday living and effortless entertaining. Upstairs, enjoy the convenience of UPPER-FLOOR LAUNDRY just steps from both bedrooms. The lower level features an unfinished basement, with access to your DOUBLE ATTACHED GARAGE for excellent practicality. The front yard includes a private patio with a GAS LINE for your BBQ. Visitor parking is conveniently located nearby. This home is MOVE-IN-READY and ideally located, close to schools, shopping, walking paths, South Health Campus, with quick access to Stoney Trail and Deerfoot Trail—a SMART opportunity in a well-established Calgary community. Book your private viewing and see firsthand why this townhome stands out.