# \$419,000 - 208 Mckenzie Towne Link Se, Calgary

MLS® #A2185860

### \$419,000

3 Bedroom, 2.00 Bathroom, 1,246 sqft Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Price reduced for quick sale. Superior Value for Homeowners or Investors.

Welcome to Mosaic of High Street in McKenzie Towne! Located just steps away (less than 200m) from every amenity you could need, this 3-bedroom, 1.5-bathroom townhouse offers 1,250 sq. ft. of thoughtfully designed living space. Situated in the heart of McKenzie Towne, this home boasts ample street parking, an attached garage, and unparalleled convenience.

The main floor features a functional, open-concept layout enhanced by durable LAMINATE flooring and NEW light fixtures throughout. From the welcoming den/entryway to the spacious living room and kitchen, the smooth transitions between spaces create a seamless flow. Large southeast-facing windows flood the main floor with natural light, catching the full morning sun.

Upstairs, you'II find 3 generously sized bedrooms with plenty of storage. The master bedroom includes a large walk-in closet and enjoys the same southeast-facing exposure for bright, sunny mornings.

This townhouse is ideally located close to schools, parks, playgrounds, and Inverness Pond with its scenic trails. It's just a short walk to the express bus route 302 and Park & Ride, and only a 3-minute walk to the pond. For







added convenience, you're a 5-minute drive to the 130 Avenue shopping district and enjoy easy access to Deerfoot Trail, Stoney Trail, and 52 Street.

Whether you're a young family or an investor, this home offers exceptional value in a prime location!

Built in 2003

#### **Essential Information**

MLS® # A2185860 Price \$419,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,246 Acres 0.00 Year Built 2003

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 208 Mckenzie Towne Link Se

Subdivision McKenzie Towne

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 4G3

#### **Amenities**

Amenities Colf Course, Park, Playground

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling Other

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Playground, Private Yard, Tennis Court(s)
Lot Description Front Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 11th, 2025

Days on Market 85

Zoning DC

HOA Fees 216

HOA Fees Freq. ANN

## **Listing Details**

Listing Office Skyrock

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