

**414 Mckenzie Towne Close SE
Calgary, Alberta**

MLS # A2165198

\$335,000



Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,068 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		
Inclusions:	N/A		

Welcome to ZEN in McKenzie Towne! Whether you're a first-time buyer, downsizing, or seeking a solid investment, this stunning 2-bedroom, 2-bathroom single-level townhome offers an exceptional opportunity. Nestled in a well-maintained, sought-after complex, this home provides a perfect mix of modern convenience and cozy charm. Step into a bright, inviting living space featuring updated laminate flooring, built-in shelving, and a cozy fireplace—perfect for chilly nights. The open-concept kitchen boasts stylish dark cabinets, sleek black appliances, and a spacious eating area with an adjacent office nook, ideal for work-from-home days. The primary bedroom is a private retreat with a walk-in closet and its own ensuite bathroom, while the second bedroom offers flexibility for guests or a home office with an additional full bathroom right next door. Convenience is key with in-floor heating, in-suite laundry, and ample storage, including a linen closet and custom storage shed. Outside, enjoy summer evenings on your spacious patio, complete with built-in seating—a perfect spot to entertain friends or unwind. Your assigned parking stall is just steps away, with plenty of visitor parking nearby for guests. Situated in the heart of McKenzie Towne, this home is a short walk to fantastic shops, restaurants, parks, and all the amenities this vibrant community has to offer. Don't miss out on the chance to call this charming townhome your own!