

218 Mt Mckenzie Gardens SE
Calgary, Alberta

MLS # A2166999



\$449,900

Division:	McKenzie Lake		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	1994 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 434
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: N/A

Opportunity knocks! Welcome to this charming 2 Storey Townhouse featuring 2 Bedrooms, each with its own Ensuite Bath, nestled in the desirable McKenzie Lake community with full lake access! | Recent Upgrades: Newer A/C and Furnace (2021), Newer Vinyl Plank flooring (2019), Newer faucets, New fence | Sunny East facing Backyard | Double Attached & Insulated Garage | As you enter, you'll be welcomed by a generous Living room featuring a cozy gas fireplace and a bay window, seamlessly connected to the Dining room. The bright white Kitchen boasts an eating area and plenty of cabinet space and direct access to the Patio and Backyard. Completing the main floor is a convenient half Bath with Laundry facilities. On the upper level, you'll find two spacious bedrooms, each boasting 4-piece Ensuite Baths and walk-in closets. The Primary Bedroom offers a large bay window, providing a lovely view. The unfinished Basement is ready for your personal touch, offering limitless potential! Outside, the beautifully Landscaped, East-facing Backyard with a patio, is perfect for outdoor gatherings with family and friends. This unit also includes a double attached garage and a long driveway that can accommodate up to four vehicles for guests. Enjoy the convenience of a short walk to the lake, Fish Creek Park, and numerous walking and biking trails. You'll be close to schools, a variety of restaurants, shopping options, public transportation, and many other amenities. Don't miss this fantastic opportunity!