

# \$539,900 - 199 Mckenzie Towne Drive Se, Calgary

MLS® #A2221635

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,812 sqft

Residential on 0.00 Acres

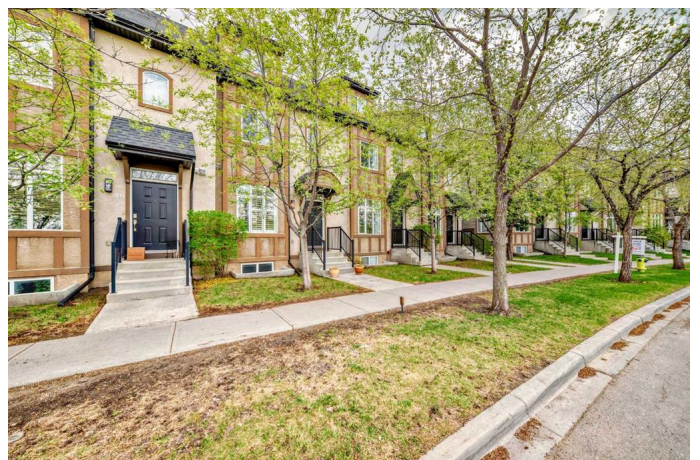
McKenzie Towne, Calgary, Alberta

Welcome to this stunning townhouse in the heart of McKenzie Towne! Offering 1,811.9 sq ft of developed living space, this beautifully upgraded home features 3 spacious bedrooms, 2.5 bathrooms. Basements is unfinished- is ready for your vision whether it's a recreation room, extra bedrooms, or a home gym. The stylish kitchen boasts UPGRADED CUPBOARDS, sleek granite countertops, and a Gas Stove, making it a chef's dream. LED brand new lights throughout the house, freshly painted. Gorgeous hardwood flooring in the living room and tiles in the kitchen, dining and main entrance on the main floor, and brand new carpet upstairs. Enjoy year-round comfort with A/C and NEW Hunter Douglas blinds in the living room. Conveniently located across from a park/green space/pond and just minutes from top-rated schools, shopping, and all essential amenities. Don't miss this incredible opportunity—schedule your showing today!

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2221635  |
| Price      | \$539,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,812         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 199 Mckenzie Towne Drive Se |
| Subdivision | McKenzie Towne              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 4P8                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Playground, Park       |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home                      |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Gas Range |
| Heating           | Forced Air                                                                             |
| Cooling           | Sep. HVAC Units                                                                        |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Private Yard                                     |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                  |

|              |                 |
|--------------|-----------------|
| Construction | Concrete        |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 125            |
| Zoning         | M-1            |
| HOA Fees       | 226            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Highline Real Estate Inc. |
|----------------|---------------------------|

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