

# \$475,000 - 249 Mckenzie Towne Square Se, Calgary

MLS® #A2239767

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

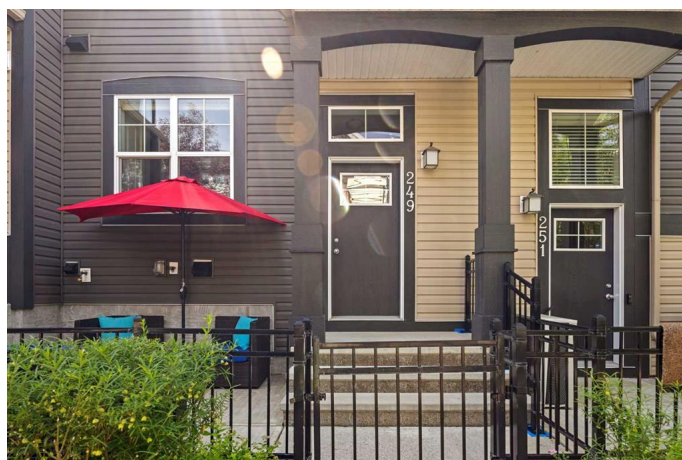
Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom townhome in the highly desirable community of McKenzie Towne, proudly coming to market for the very first time! This move-in ready home offers the perfect blend of space, style, and convenience, making it an excellent choice for families, first-time buyers, or investors.

Inside, youâ€™ll find a bright, open-concept layout, with a spacious living and dining area perfect for both relaxing and entertaining. The modern kitchen features quartz countertops, stainless steel appliances, and ample cabinetry, complemented by large windows that fill the home with natural light.

Upstairs, youâ€™ll find three generously sized bedrooms, including a comfortable primary suite complete with a walk-in closet with custom built-ins and a private ensuite bathroom. A second full bathroom completes the upper level.

This home also includes a double attached garage and an unfinished basement, offering plenty of storage space and potential for future development.

Step outside to your private patio, surrounded by trees creating a peaceful, shaded space perfect for outdoor dining, morning coffee, or relaxing with friends.



Located in the heart of McKenzie Towne, within walking distance to the Inverness Pond and scenic pathways, as well as shops, restaurants, parks, schools, and transitâ€”plus easy access to Deerfoot Trail, Stoney Trail, and all southeast Calgary amenities.

Book your private showing today and experience the charm and convenience of McKenzie Towne!

Built in 2014

### Essential Information

MLS® #	A2239767
Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	249 Mckenzie Towne Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1E3

### Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	14
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

### Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.