

\$428,800 - 224 Mckenzie Towne Link Se, Calgary

MLS® #A2218318

\$428,800

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.00 Acres

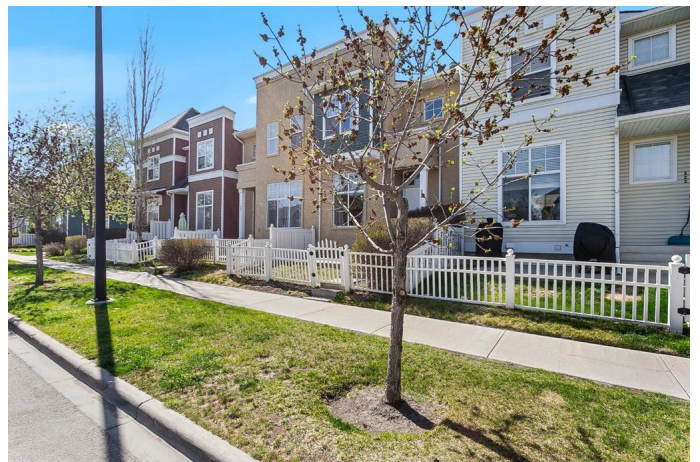
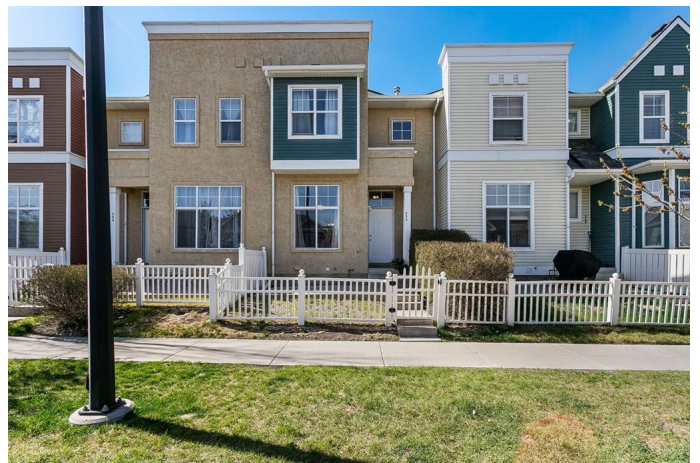
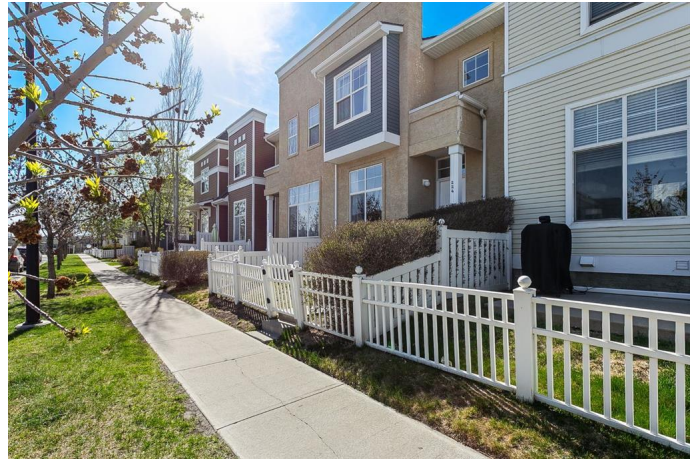
McKenzie Towne, Calgary, Alberta

**** OPEN HOUSE **** Saturday, May 17 from 1pm - 2:30pm. Here's your chance to own a fantastic townhome in the highly sought-after community of McKenzie Towne! Just one block from the downtown bus and LRT station, and two blocks from High Street's shopping, restaurants, and gym – this location truly has it all. Enjoy beautiful walks along Inverness Pond and soak up the vibrant, community-focused lifestyle this neighborhood offers.

This bright and sunny home is move-in ready and features a south-facing patio with convenient street parking, in addition to a double attached insulated garage. The open-concept main floor includes a spacious living and dining area, a functional kitchen with a pantry and sit-up island, plus a flex room perfect for a home office or den. Laminate flooring throughout, with ceramic tile in the entryway and bathrooms, makes for easy maintenance.

Upstairs you'll find three generous bedrooms, including a big primary suite with a walk-in closet. The basement includes laundry and plenty of extra storage and the ducts have been recently cleaned for extra peace of mind. Fresh, neutral paint tones create a warm, contemporary feel throughout the home. Freshly cleaned ducts.

With low condo fees and unbeatable value in a



walkable, amenity-rich neighborhood â€” this townhome is a must-see!

Built in 2003

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2218318 |
| Price | \$428,800 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,206 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 224 Mckenzie Towne Link Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 4G3 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Laminate Counters, Open Floorplan, Pantry |
| Appliances | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |

| | |
|--------------|---------------------|
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 6 |
| Zoning | DC |
| HOA Fees | 220 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo 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.