

# \$419,000 - 208 Mckenzie Towne Link Se, Calgary

MLS® #A2185860

**\$419,000**

3 Bedroom, 2.00 Bathroom, 1,246 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

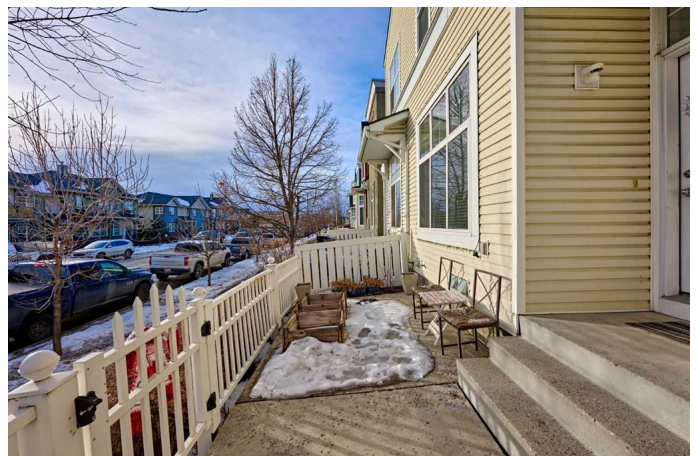
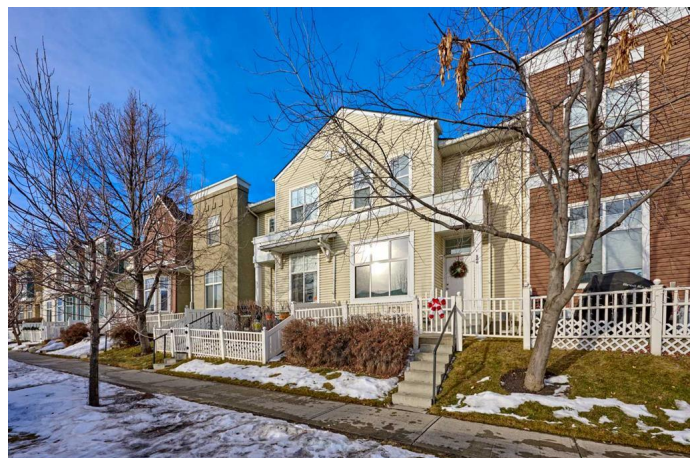
Price reduced for quick sale. Superior Value for Homeowners or Investors.

Welcome to Mosaic of High Street in McKenzie Towne! Located just steps away (less than 200m) from every amenity you could need, this 3-bedroom, 1.5-bathroom townhouse offers 1,250 sq. ft. of thoughtfully designed living space. Situated in the heart of McKenzie Towne, this home boasts ample street parking, an attached garage, and unparalleled convenience.

The main floor features a functional, open-concept layout enhanced by durable LAMINATE flooring and NEW light fixtures throughout. From the welcoming den/entryway to the spacious living room and kitchen, the smooth transitions between spaces create a seamless flow. Large southeast-facing windows flood the main floor with natural light, catching the full morning sun.

Upstairs, youâ€™ll find 3 generously sized bedrooms with plenty of storage. The master bedroom includes a large walk-in closet and enjoys the same southeast-facing exposure for bright, sunny mornings.

This townhouse is ideally located close to schools, parks, playgrounds, and Inverness Pond with its scenic trails. It's just a short walk to the express bus route 302 and Park & Ride, and only a 3-minute walk to the pond. For



added convenience, you're a 5-minute drive to the 130 Avenue shopping district and enjoy easy access to Deerfoot Trail, Stoney Trail, and 52 Street.

Whether you're a young family or an investor, this home offers exceptional value in a prime location!

Built in 2003

### **Essential Information**

MLS® #	A2185860
Price	\$419,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	208 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G3

### **Amenities**

Amenities	Colf Course, Park, Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Playground, Private Yard, Tennis Court(s)
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 11th, 2025
Days on Market	84
Zoning	DC
HOA Fees	216
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Skyrock
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