

# \$387,000 - 245 Mckenzie Towne Lane Se, Calgary

MLS® #A2189503

**\$387,000**

2 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

AFFORDABLE PRICE FOR THIS AMAZING 2 BEDROOM, 2 1/2 BATHROOM CORNER UNIT! Welcome to this recently updated picture perfect home which offers low maintenance living. This END UNIT offers great flow in the open living, kitchen and dining areas. DOUBLE LIGHT EXPOSURE AND GREAT AIRFLOW IN THE SUMMER MONTHS. Perfect layout for entertaining with center kitchen placement and large island. Main level has 2 piece bath. Upper level offers 2 nice sized bedrooms with walk in closets, updated 4 piece ensuite bath and another 4 piece bath. Laundry is located on the bedroom level for added convenience. Primary bedroom has a deck to enjoy your morning coffees. OVER \$25,000 IN RECENT UPDATES include luxury vinyl plank flooring to the foyer, main level, bathrooms, and second bedroom. New high-quality carpeting to the primary bedroom and stairs. Low flush plumbing fixtures, freshly painted throughout, updated ensuite fixtures, and brand new SS appliances to the kitchen! Parking is located in the secure underground parkade as well as a nice sized storage spot. CONDO FEES INCLUDE: HEAT, GAS, SEWER, WATER, BUILDING MAINTENACE, STRUCTURAL INSURANCE, LANDSCAPING, SNOW REMOVAL, CONTINGENCY FUND FOR FUTURE MAINTENACE and MANGEMENT. Located within walking distance to groceries, professional offices, many restaurants, gym, and much more. If you are looking for



affordable, care free living in a move in ready home that you can be proud of then look no further.

Built in 2007

### **Essential Information**

MLS® #	A2189503
Price	\$387,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	245 Mckenzie Towne Lane Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0C3

### **Amenities**

Amenities	Secured Parking
Parking Spaces	1
Parking	Assigned, Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Breakfast Bar, Low Flow Plumbing Fixtures
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Hot Water

Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Cement Fiber Board
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 22nd, 2025
Days on Market	51
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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