



**319 Mckenzie Towne Square SE
Calgary, Alberta**

MLS # A2301583

\$479,900



Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,239 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Ideal for investors. Assume existing tenant till end of November 2026. This gorgeous end unit features 3 bedrooms and lots of natural light. Upper Level comes with Master Bedroom with 4piece Ensuite, two more bedrooms and 4piece bath. Main floor comes with Living room, dining, decent size kitchen. Featured upgrades include – modern kitchen, stainless steel appliances, laminate flooring, tile, quartz countertops, upgraded carpet. Basement is finished with utility and furnace room. Enjoy the summer weather on your beautiful patio overlooking a quiet landscaped courtyard in a private area. This is your chance to own in this developed community. Move in at end of November this year, park in your double attached garage, and go for a nice walk around the lovely pond across the street! Be a part of this amazing “small town feel” community, and tons of amenities just around the corner, you never have to leave McKenzie Towne!. 24hrs Notice needed for showings.