



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

517 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2322772



\$315,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	None	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Separate Entrance		
Inclusions:	NA		

Charming bungalow-style townhouse with 2 bedrooms and 2 full bathrooms, offering privacy and practical living. Generous windows brighten the main living area which frame a low-maintenance private patio—ideal for outdoor dining and relaxing. The efficient kitchen includes stainless steel appliances and a center island with an eat-up bar, opening to a roomy dining space that easily accommodates family and guests. The primary suite boasts a private 4-piece ensuite, while the second bedroom is served by a separate full 4-piece bathroom. In-suite laundry features a full-size front-load washer and dryer. Constructed with energy-conscious and durable materials: efficient lighting and low-flow toilets, wrapped/waterproofed foundation, BluWood lumber, ECO spray foam insulation, plus enhanced acoustic insulation between units. Situated in McKenzie Towne, a cozy, family-oriented southeast Calgary community centered around the Town Centre with grocery stores, restaurants, services, and boutique shops within walking distance. The neighborhood offers extensive pathways, parks, playgrounds, a splash park, sports fields, an outdoor rink, and a skate park, along with community programs and events. Easy access to Deerfoot Trail and Stoney Trail and convenient parking right outside your door. Contact to schedule a showing or for more information.