



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

532 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2325387



\$350,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Storage		

Inclusions: NA

Welcome to this beautifully maintained ****corner-unit townhome**** in the sought-after community of ****McKenzie Towne****, where comfort, convenience, and style come together. Perfectly situated just steps from parks, schools, shopping, restaurants, public transit, and all the amenities the community has to offer, this home is ideal for first-time buyers, young professionals, or those looking to downsize without compromise. Step inside to discover a bright, open-concept main floor featuring durable laminate plank flooring and an abundance of large windows that fill the home with natural light. The inviting living and dining areas create the perfect setting for everyday living and entertaining. The well-appointed kitchen boasts elegant granite countertops, sleek stainless steel appliances, a stylish ceramic tile backsplash, and plenty of cabinetry and counter space for all your cooking needs. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two spacious bedrooms, each offering excellent privacy. The oversized primary suite features generous closet space and a beautiful 4-piece ensuite, while the second bedroom enjoys easy access to another full 4-piece bathroom—ideal for guests, family members, or a roommate. The upper-level laundry adds everyday convenience. One of the home's unique features is the easily accessible attic, providing an exceptional amount of additional storage rarely found in townhomes. Stay comfortable year-round with ****central air conditioning****, keeping the home cool during Calgary's warm summer months. Outside, you'll love the oversized, fully fenced private backyard—larger than most in the complex thanks to its desirable corner location. Complete with a natural gas BBQ hookup, it's the perfect space to relax, entertain, or enjoy summer evenings with family and friends. This move-in-ready home offers

exceptional value in one of Calgary's most popular communities. Don't miss your opportunity