



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

550 Mckenzie Towne Close SE
Calgary, Alberta

MLS # A2329307



\$314,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,164 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 313
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Window Coverings-All, TV mount, Corner shelving unit in living room

Welcome to this beautiful home that makes single-level living feel effortless. Set in the heart of McKenzie Towne, this two bedroom, two bathroom home offers a layout that just makes sense, with no interior stairs to manage and a private patio right outside your door. From the moment you step in through the bright foyer, the space unfolds naturally, moving from a spacious front closet and a laundry area into the open concept living and dining space. Laminate flooring runs throughout the main living area, giving the home a clean, cohesive feel. The living room offers a comfortable spot to unwind, with large windows bringing in plenty of natural light throughout the day. The kitchen is finished with GRANITE COUNTERTOPS, a functional island with space for seating, black appliances, and dark cabinetry that gives the space a polished, grounded feel. Just off the kitchen, the dining area is tucked into its own bright nook, well suited for everyday meals or hosting family and friends without feeling cramped. Down the hall, the primary bedroom is HUGE (17'x12'x10') with enough room to comfortably fit a full furniture set, and includes a spacious walk in closet and its own 4-piece ensuite, offering a private retreat away from the main living space. The second bedroom (14'x11'x9') is well positioned near the second full bathroom, a layout that works well for guests, roommates, or a home office setup depending on what your lifestyle calls for. Having laundry conveniently located near the entry adds everyday ease, and the washer has been replaced (3 yrs old), one less thing to think about after moving in. A dedicated utility room keeps mechanical systems tucked out of the way and off to the side. Step outside and you will find your own private patio, a low-maintenance space that works well for morning coffee, evening dinners outside, or simply enjoying

the fresh air without the upkeep of a yard. This unit has been well maintained throughout, and the complex carries LOW CONDO FEES, adding real long-term value to ownership here. Living in McKenzie Towne means being close to everyday amenities, with shops, restaurants, and services all within easy reach, along with parks and pathways nearby for those who want to spend time outdoors. It is a community that balances convenience with a settled, residential feel, making it easy to put down roots and settle into a routine that feels comfortable from day one. This is a home that offers simple, single-level living without compromise, in a location that works for daily life. Come see how it fits your lifestyle and imagine what life here could look like. Book your showing today!