



**GRASSROOTS**  
REALTY GROUP

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235 Mckenzie Towne Link SE  
Calgary, Alberta

MLS # A2347331



**\$450,000**

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | McKenzie Towne         |        |                   |
| Type:     | Residential/Other      |        |                   |
| Style:    | Bungalow               |        |                   |
| Size:     | 1,115 sq.ft.           | Age:   | 2011 (15 yrs old) |
| Beds:     | 2                      | Baths: | 2                 |
| Garage:   | Double Garage Attached |        |                   |
| Lot Size: | -                      |        |                   |
| Lot Feat: | Other                  |        |                   |

|             |                                                                                     |            |        |
|-------------|-------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                             | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                                                      | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                     | Condo Fee: | \$ 341 |
| Basement:   | Partial                                                                             | LLD:       | -      |
| Exterior:   | Stone, Vinyl Siding, Wood Frame                                                     | Zoning:    | M-1    |
| Foundation: | Poured Concrete                                                                     | Utilities: | -      |
| Features:   | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s) |            |        |

|             |    |
|-------------|----|
| Inclusions: | NA |
|-------------|----|

Welcome to effortless living in Mosaic Mirage, where low-maintenance living meets one of Calgary's most sought-after communities. This beautiful townhome offers the perfect balance of comfort, style, and convenience, making it an excellent opportunity for those looking to simplify without sacrificing lifestyle. Living here is about more than just the home. Enjoy morning walks around nearby ponds, miles of scenic pathways, beautifully maintained parks, and the charm of McKenzie Towne's vibrant High Street, where cafés, restaurants, grocery shopping, boutique shops, and everyday essentials are all just minutes away. Designed with walkability and community in mind, McKenzie Towne has earned a reputation as one of Calgary's most welcoming neighbourhoods, offering a rare blend of convenience, green space, and a true sense of connection. Whether you're looking to spend less time on maintenance, enjoy the ease of having amenities close by, or simply become part of a friendly community where neighbours still know each other, this home offers a lifestyle that's becoming increasingly difficult to find. Don't miss your opportunity to make it yours.