

# \$434,900 - 348 Mckenzie Towne Link Se, Calgary

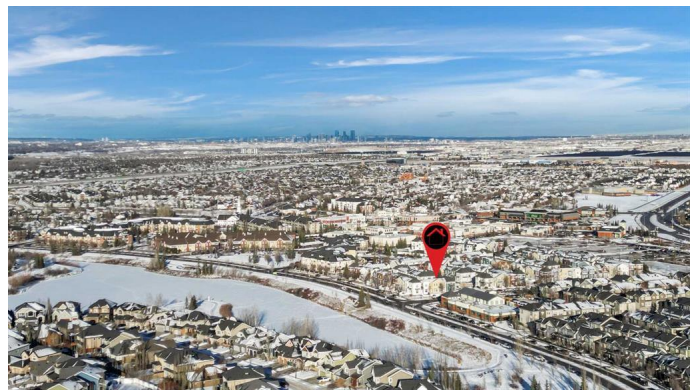
MLS® #A2182898

**\$434,900**

3 Bedroom, 2.00 Bathroom, 1,392 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

WELCOME to this 2 Storey Townhouse that has 1391.74 Sq Ft of Developed Living Space incl/Single Attached Garage, Patio, 3 Bedrooms, 1 ½ Bathrooms across from the Inverness Pond, Pathways, + steps away from High Street in the "Small Town Charm"™ in the VIBRANT Community of MCKENZIE TOWNE!!! Driving down this QUIANT street you will be greeted by this HOME w/GREAT Curb Appeal incl/Low Maintenance, + White Picket Fencing. The South-East Patio is PERFECT for Lounging outside whether for having LOVED ONES over for a BBQ or watching the Starry Night. Inside the BRIGHT Foyer, you will see the 9'™• Ceilings, the NEW Carpet, + NEUTRAL colored Paint, + the DEN w/HUGE window allowing in ample NATURAL LIGHT. A few stairs will lead you into the SPACIOUS Living Room, + Dining Room, perfect for intimate gatherings w/FAMILY+ FRIENDS as you make MEMORIES together. Steps away are the OPEN CONCEPT, WELL-EQUIPPED Kitchen, boasting NEW STAINLESS STEEL Appliances, MAPLE Cabinetry, + a PANTRY for STORAGE. A 2 pc Bathroom is CONVENIENT at the bottom of the staircases leading to the Upper Level, + Basement Level. Heading to the Upper level showcases the PRIMARY Bedroom for a PEACEFUL rest, complete w/WALK-IN CLOSET, as well as TWO MORE nearly identical GOOD-SIZED Bedrooms. A 4-piece Bath incl/SOAKER Tub making it ideal for soaking away stress in a



TRANQUIL setting after a long day. It separates the Primary suite from the other bedrooms giving some Privacy. The Full Basement Level features a LARGE UTILITY/STORAGE, + LAUNDRY ROOM providing plenty of space for all your needs with DIRECT access into the Garage. There are 10 Virtual Staging Photos in this listing. ENJOY the nearby Pond, Pathways, Green Spaces, Parks, Playgrounds, Coffee Shops, Gyms, Schools, + More!!! McKenzie Towne has a sense of Community Spirit incl/Events, + Programs, + Urban Convenience w/Amenities. EASY ACCESS to Public Transit, Stoney Trail, + Deerfoot Trail for your commute. This Listing has 10 Virtual Staging photos in it. BOOK your showing TODAY!!!

Built in 2002

### **Essential Information**

MLS® #	A2182898
Price	\$434,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	348 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2Z 4E9

### Amenities

Amenities Visitor Parking  
Utilities Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected  
Parking Spaces 1  
Parking Garage Door Opener, Garage Faces Rear, On Street, Single Garage Attached  
# of Garages 1

### Interior

Interior Features High Ceilings, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters  
Lot Description Back Lane, Front Yard, Street Lighting  
Roof Asphalt  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 8th, 2025  
Days on Market 91  
Zoning DC (pre 1P2007)  
HOA Fees 227  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX House of Real Estate

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