

# \$299,000 - 311 Mckenzie Towne Lane Se, Calgary

MLS® #A2202777

**\$299,000**

1 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.00 Acres

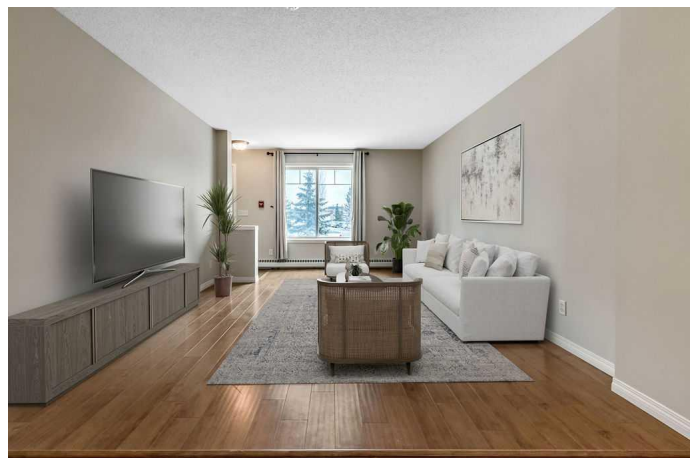
McKenzie Towne, Calgary, Alberta

McKenzie Towne â€“ Convenient Single-Level Living! DOGS ALLOWED UNDER 20LBS! Whether youâ€™re a first-time buyer, downsizing, or seeking a solid investment, this stunning 1-bedroom, 1-bathroom townhome offers an exceptional opportunity. Nestled in a well-maintained, sought-after complex, this home blends modern convenience with cozy charm.

Convenient single-level living best describes this home, with an open-concept floor plan that creates a relaxed flow between the kitchen, dining, and living areasâ€”perfect for socializing. The kitchen boasts beautiful ash-stained cabinets, an island eating bar with a quartz sink, a large pantry, and upgraded stainless steel appliances.

The PRIMARY BEDROOM is a private retreat, featuring a spacious walk-through closet that leads to the laundry room with a full-size washer and dryer for added convenience. The 4-piece bathroom includes an electric towel warmer, adding a touch of luxury to your daily routine. Enjoy a lovely, spacious floor plan filled with natural light and freshly painted, move-in-ready interiors. Just a few steps up, this bungalow-style home offers over 800 sq. ft. of well-designed living space.

Additional highlights include heated underground parking (one stall) and a front patio, perfect for enjoying your morning coffee or unwinding outdoors. Plus, this home is directly across the street from all amenitiesâ€”literally fabulous!



Situated in the heart of McKenzie Towne, this home is just a short walk to fantastic shops, restaurants, parks, and everything this vibrant community has to offer.

Don't miss out on the chance to call this charming townhome your own! Lots of Visitor and Street parking plus PET FRIENDLY! CONDO FEES INCLUDE EVERYTHING EXCEPT ELECTRICITY FOR YOUR UNIT!

Built in 2007

### Essential Information

MLS® #	A2202777
Price	\$299,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	816
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	311 Mckenzie Towne Lane Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 0C3

### Amenities

Amenities	Parking, Snow Removal
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard
Cooling	None
Basement	None

## Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 15th, 2025
Days on Market	20
Zoning	M-1
HOA Fees	220
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.