

# \$569,900 - 195 Mckenzie Towne Drive Se, Calgary

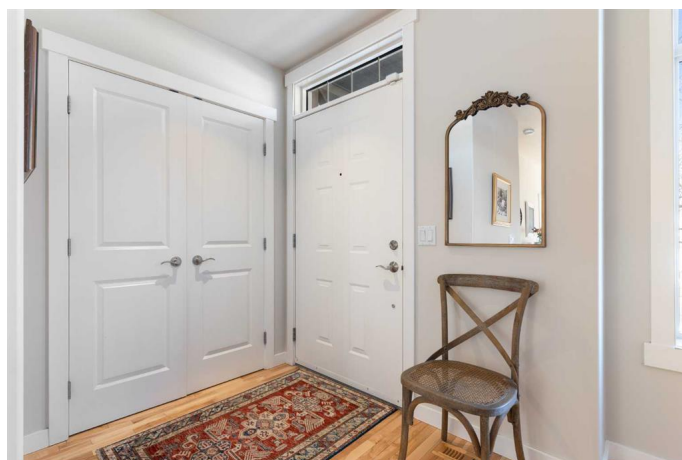
MLS® #A2207871

**\$569,900**

3 Bedroom, 4.00 Bathroom, 1,710 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 5th from 1pm - 3pm! Welcome to this stunning corner unit townhouse in the heart of McKenzie Towne! Offering 2274 sqft of thoughtful developed living space, this beautifully upgraded home features 3 spacious bedrooms, 3.5 bathrooms, and a bright bonus room, perfect for a home office or entertainment space. The stylish kitchen boasts new upgraded cupboards, sleek granite countertops, and stainless steel appliances with a brand new stove, making it a chef's dream. Gorgeous hardwood flooring flows throughout the entire home, including new hardwood flooring upstairs, with plush carpet in the fully finished basement for added comfort. Enjoy year-round comfort with A/C and new Hunter Douglas blinds in the living room. Conveniently located across from a park/green space/pond and just minutes from top-rated schools, shopping, and all essential amenities. Plus, a new water tank ensures peace of mind. Don't miss this incredible opportunity—schedule your showing today!



Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2207871  |
| Price     | \$569,900 |
| Bedrooms  | 3         |
| Bathrooms | 4.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,710         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 195 Mckenzie Towne Drive Se |
| Subdivision | McKenzie Towne              |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T2Z 4N2                     |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)                    |
| Heating           | Forced Air  |
| Cooling           | Sep. HVAC Units   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Few Trees, Landscaped, Corner Lot |
| Roof            | Shingle                                      |
| Construction    | Concrete                                     |
| Foundation      | Poured Concrete                              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 2               |
| Zoning         | M-1             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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