

# \$325,000 - 416 Mckenzie Towne Close Se, Calgary

MLS® #A2238801

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

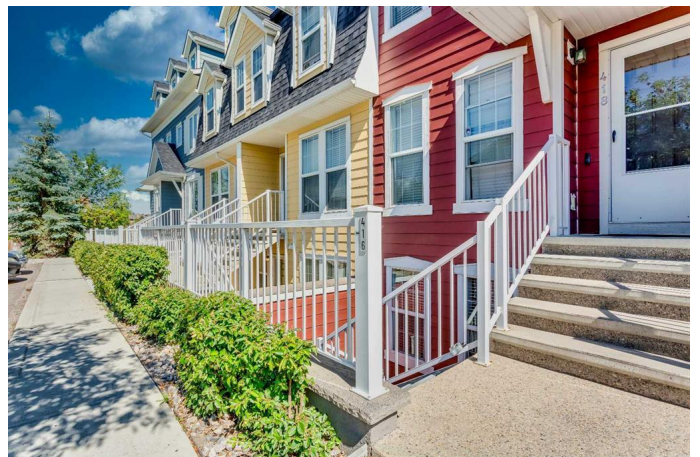
Welcome to affordable living in the heart of McKenzie Towne. This bright and well-cared-for 2-bedroom, 2-bathroom townhome offers over 1,000 square feet of functional space – all on one level, with two parking stalls included. Whether you're a first-time buyer, investor, or just looking to simplify, this unit checks a lot of boxes.

Inside, you'll find a smart layout with modern wide-plank laminate floors, a spacious kitchen with tons of cabinetry, and a large dining area that opens to the main living room – perfect for hosting or just relaxing at the end of the day. There's in-floor heating throughout, full-size laundry, and big windows that keep the space feeling open and airy.

The primary bedroom includes its own ensuite and walk-in closet, while the second bedroom and second full bath make the setup ideal for roommates, guests, or even a home office. Both bedrooms are located below grade, keeping things quiet and private.

A private patio gives you space to enjoy the warmer months, whether you're BBQing or sipping coffee in the sun. This unit is just steps from the titled and assigned parking and visitor spots.

Located in a walkable, well-managed complex close to shops, restaurants, transit, and everything McKenzie Towne has to offer. This



is a great opportunity to get into the market without breaking the bank.

Built in 2012

### **Essential Information**

MLS® #	A2238801
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,036
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	416 Mckenzie Towne Close Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A8

### **Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

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

## Additional Information

Date Listed	July 14th, 2025
Days on Market	52
Zoning	M-2
HOA Fees	220
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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