

# \$288,800 - 311 Mckenzie Towne Lane Se, Calgary

MLS® #A2202777

**\$288,800**

1 Bedroom, 1.00 Bathroom, 816 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

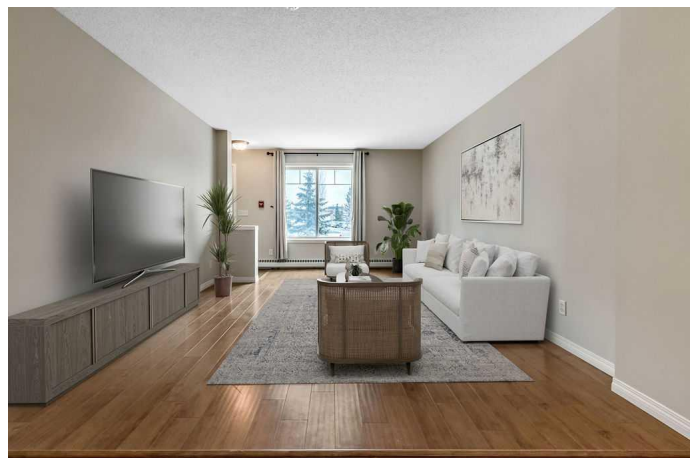
WOW look at this price! McKenzie Towne â€“ Convenient Single-Level Living! DOGS ALLOWED with Pet registration and Board approval!

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.

Donâ€™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	\$288,800
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      Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances              Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating                    Baseboard, Natural Gas

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         46

Zoning                    M-1

HOA Fees                 220

HOA Fees Freq.        ANN

### **Listing Details**

Listing Office            RE/MAX iRealty Innovations

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