

# \$414,000 - 208 Mckenzie Towne Link Se, Calgary

MLS® #A2185860

**\$414,000**

3 Bedroom, 2.00 Bathroom, 1,246 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

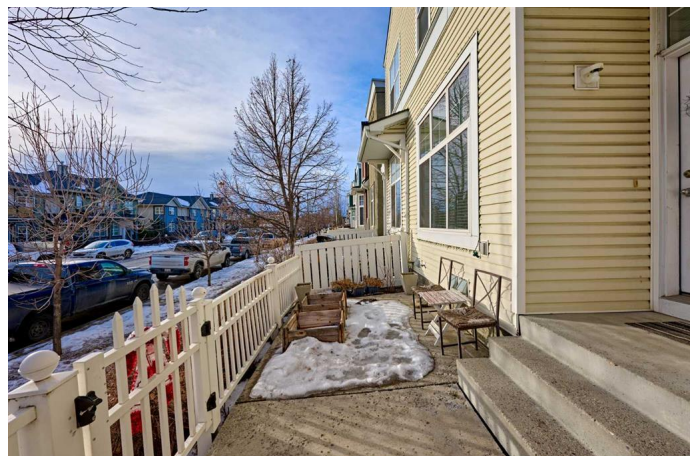
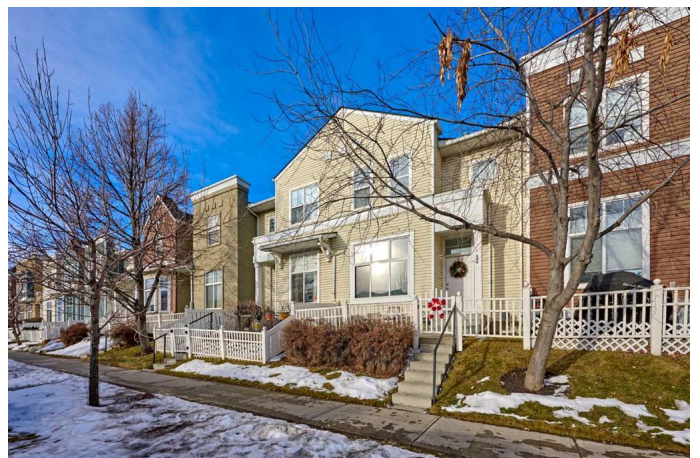
Open House April 13 Sunday 1:00~3:00pm.  
Price reduced for quick sale. Superior Value  
for Homeowners or Investors.

Welcome to the Mosaic of High Street in  
McKenzie Towne! Located just steps away  
(less than 200m) from every amenity you could  
need, this 3-bedroom, 1.5-bathroom  
townhouse offers 1,250 sq. ft. of thoughtfully  
designed living space. Situated in the heart of  
McKenzie Towne, this home boasts ample  
street parking, an attached garage, and  
unparalleled convenience.

The main floor features a functional,  
open-concept layout enhanced by durable  
LAMINATE flooring and NEW light fixtures  
throughout. From the welcoming den/entryway  
to the spacious living room and kitchen, the  
smooth transitions between spaces create a  
seamless flow. Large southeast-facing  
windows flood the main floor with natural light,  
catching the full morning sun.

Upstairs, youâ€™ll find 3 generously sized  
bedrooms with plenty of storage. The master  
bedroom includes a large walk-in closet and  
enjoys the same southeast-facing exposure for  
bright, sunny mornings.

This townhouse is ideally located close to  
schools, parks, playgrounds, and Inverness  
Pond with its scenic trails. It's just a short walk  
to the express bus route 302 and Park & Ride,



and only a 3-minute walk to the pond. For added convenience, you're a 5-minute drive to the 130 Avenue shopping district and enjoy easy access to Deerfoot Trail, Stoney Trail, and 52 Street.

Whether you're a young family or an investor, this home offers exceptional value in a prime location!

Built in 2003

### **Essential Information**

MLS® #	A2185860
Price	\$414,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	208 Mckenzie Towne Link Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G3

### **Amenities**

Amenities	Colf Course, Playground, Park
Parking Spaces	1
Parking	Single Garage Attached

# of Garages 1

### **Interior**

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer  
Heating Forced Air  
Cooling Other  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features Private Yard, Playground, Tennis Court(s)  
Lot Description Front Yard, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame, Concrete  
Foundation Poured Concrete

### **Additional Information**

Date Listed January 11th, 2025  
Days on Market 90  
Zoning DC  
HOA Fees 216  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office Skyrock

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