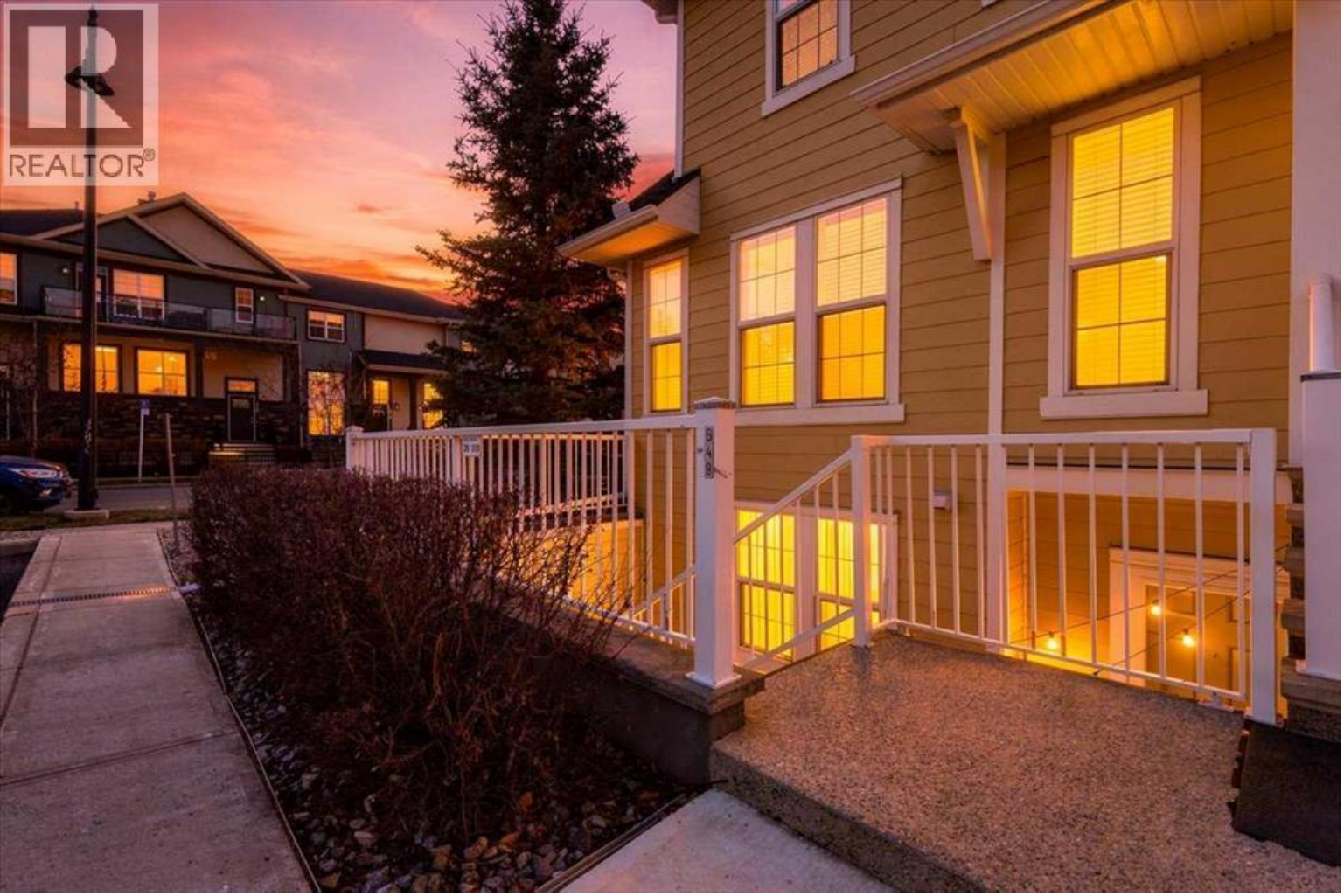


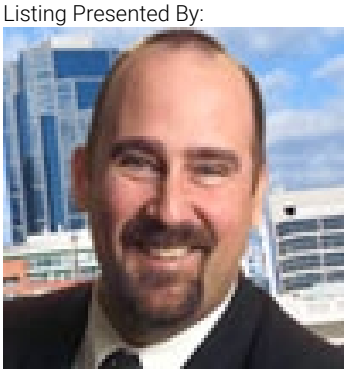
# 549 Mckenzie Towne Close Calgary Alberta

$299,900

SMART INVESTOR OR BUYER'S CHOICE | TWO BEDROOMS | TWO FULL BATHROOMS | PRIVATE CONCRETE PATIO | FEBRUARY 2027 POSSESSIONWhy rent when you can own? Welcome to this exceptionally clean and well-maintained single-level home offering more than 1,100 sq. ft. of developed living space, a functional two-bedroom, two-bathroom design, in-suite laundry and assigned parking stall No. 112.The bright, open-concept layout seamlessly connects the kitchen, dining area and living room, creating a comfortable setting for everyday living and entertaining. The two generously sized bedrooms are thoughtfully positioned on opposite sides of the home, providing excellent privacy for owners, roommates, guests or family members.Designed with entertaining in mind, the spacious kitchen features abundant cabinetry, upgraded stainless-steel appliances (gas cooktop stove), generous counter space (quartz) and a central island with a sink and flush eating bar. Durable laminate flooring completes the contemporary design. The family-sized dining area offers ample room for a large table and flows naturally into the inviting living space.The primary bedroom includes a private ensuite and an organized closet. A second full bathroom provides added convenience for guests and occupants of the secondary bedroom. Additional highlights include an upgraded tankless water heater and convenient in-suite laundry.Step outside to the rare enclosed front concrete patio and porch area, offering approximately 180 sq. ft. of additional outdoor living space--ideal for relaxing, barbecuing or accommodating a small dog, subject to condominium bylaws.Assigned parking stall No. 112 is included, with visitor parking conveniently located nearby.Enjoy an outstanding McKenzie Towne location close to High Street shops, public transit, Tim Hortons, Starbucks, schools, churches, parks and playgrounds. Stoney Trail and 52 Street p...

Primary Bedroom 17.25 Ft x 12.08 Ft
Bedroom 14.58 Ft x 11.58 Ft
Living room 14.75 Ft x 13.25 Ft
Kitchen 12.67 Ft x 12.42 Ft
Dining room 11.75 Ft x 10.00 Ft
Furnace 7.67 Ft x 6.58 Ft
4pc Bathroom Measurements not available
3pc Bathroom Measurements not available
Laundry room 3.58 Ft x 3.25 Ft
Foyer 8.33 Ft x 4.50 Ft

Listing Presented By:



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