

# \$415,000 - 224 McKenzie Towne Link Se, Calgary

MLS® #A2231027

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.00 Acres

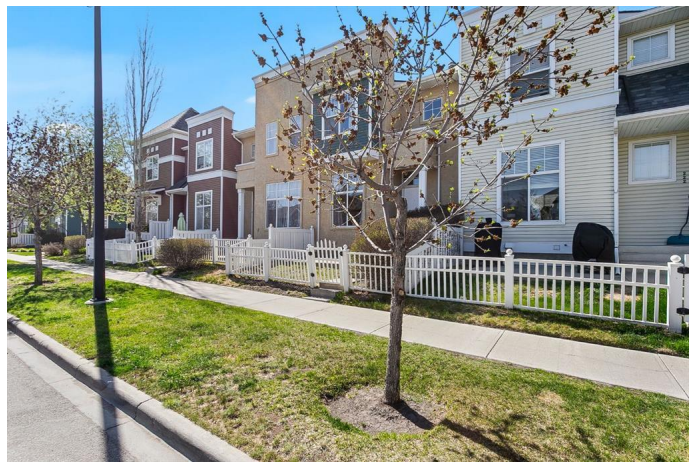
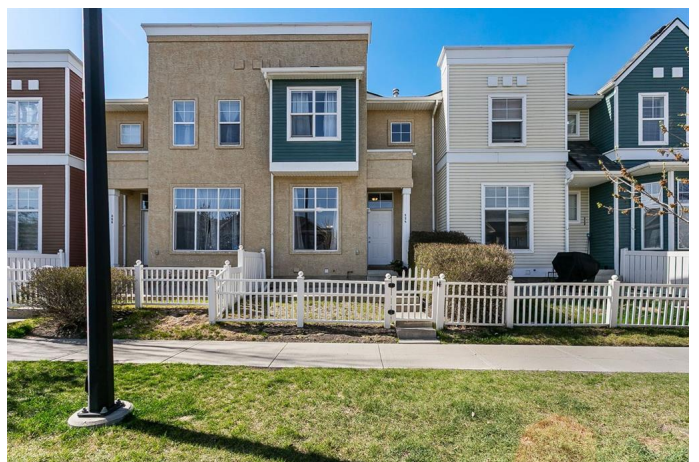
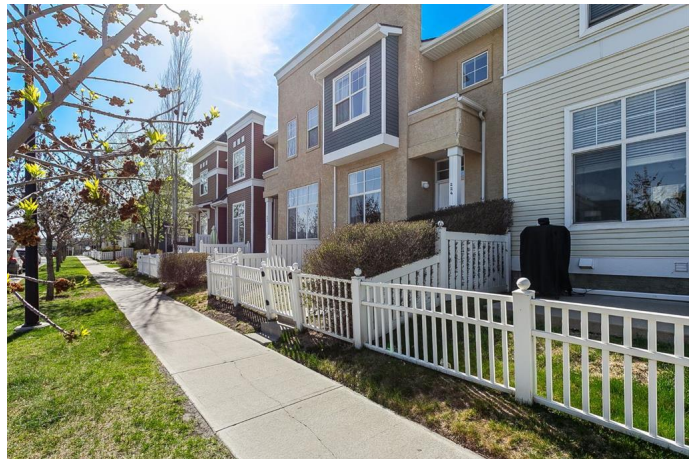
McKenzie Towne, Calgary, Alberta

Ready to level up your lifestyle? This 3-bedroom townhome in the heart of McKenzie Towne has everything you've been looking for—walkability, style, and unbeatable community vibes.

The location couldn't be better: you're just a block from the bus and LRT, and only two blocks from High Street's shops, restaurants, and gym. Inverness Pond is also nearby, perfect for morning runs, evening strolls, or a daily coffee walk. Back at home, you'll love having a sunny south-facing patio with convenient street parking, along with a double attached insulated garage to keep your car cozy when winter hits.

Inside, the open-concept main floor feels bright and inviting, with plenty of space for living and dining, plus a flex room that works perfectly as a home office, creative studio, or Netflix nook. The kitchen is designed for both function and fun, with a sit-up island and pantry that make hosting easy. Fresh neutral paint tones give the space a warm, modern feel, while laminate and tile flooring throughout keep maintenance simple.

Upstairs, you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet. The basement offers laundry and tons of extra storage, and the ducts have been freshly cleaned so you can move in with peace of mind. With low condo fees, a walkable location, and a community full of energy and amenities, this home truly offers the best of both comfort and convenience.



Built in 2003

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231027      |
| Price          | \$415,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,206         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 224 Mckenzie Towne Link Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4G3                    |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Double Garage Attached               |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Laminate Counters                                               |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Partial, Unfinished                                                                     |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line           |
| Lot Description   | Front Yard, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 72              |
| Zoning         | DC              |
| HOA Fees       | 220             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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