

# \$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

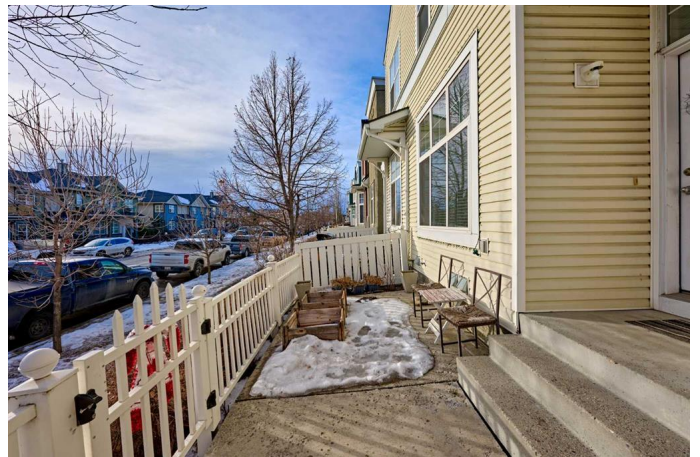
Open House April 13 Sunday 1:00~3:00pm.  
Price reduced for quick sale. Superior Value  
for Homeowners or Investors.

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      | Park, Playground, Colf Course |
| 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 Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed January 11th, 2025  
Days on Market 111  
Zoning DC  
HOA Fees 216  
HOA Fees Freq. ANN

### Listing Details

Listing Office Skyrock

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