

\$442,900 - 576 Mckenzie Towne Drive Se, Calgary

MLS® #A2248974

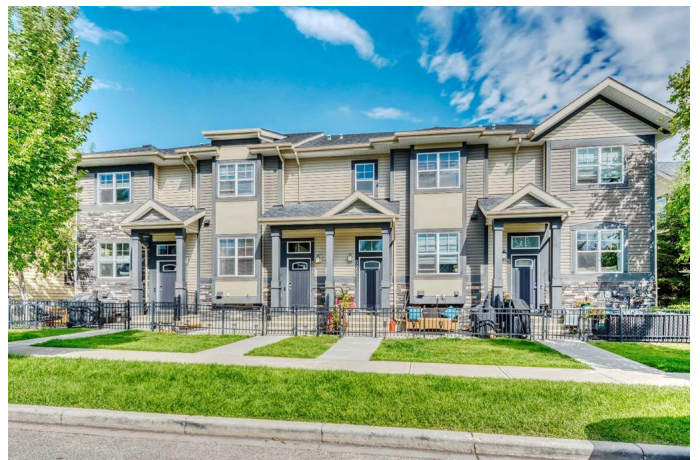
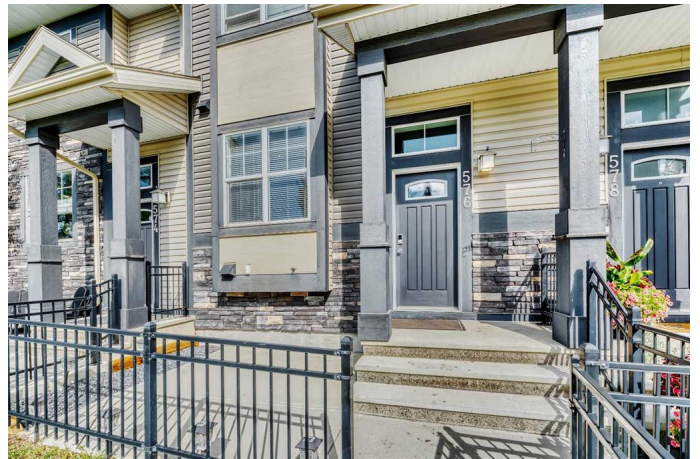
\$442,900

2 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Ideally located in the heart of McKenzie Towne, this inviting townhouse combines a functional dual primary bedroom layout with modern finishes and walkable access to countless amenities. A charming fenced front patio welcomes you with its sunny southern exposure, offering the perfect spot to unwind outdoors, while a rear balcony off the living room is ideal for summer barbeques. Inside, rich hardwood floors flow through the open main level, creating a warm and cohesive feel. The kitchen is designed for both style and efficiency with granite countertops, stainless steel appliances, full-height cabinetry, a pantry for extra storage and a peninsula island that comfortably seats guests or family for casual meals. A central dining space fosters easy conversation, while the bright living room offers a comfortable retreat with sliding doors to the balcony. A discreetly placed powder room completes this floor. Upstairs, the thoughtful dual primary suite design places each bedroom on opposite ends of the home for maximum privacy. Both feature large walk-in closets and private ensuites, one a 3-piece with glass shower, the other a 4-piece with a tub/shower combination. A laundry area on this level adds everyday convenience and the hallway flex space can serve as a small office nook or extra storage, as currently used by the owners. The lower level provides a small unfinished area perfect for seasonal storage and connects directly to the double attached garage, keeping vehicles safely out



of the elements. You'll appreciate the extra street parking right in front of your unit, which is super convenient for your visiting guests. This home offers unmatched convenience with parks, schools and an extensive pathway network all within walking distance. High Street's boutique shops, groceries, and dining are just minutes away, while 130th Avenue's big box stores and services are easily accessible. Quick connections to Deerfoot and Stoney Trail make commuting simple, completing the appeal of this well-designed and move-in-ready home in a vibrant, connected community!

Built in 2013

Essential Information

MLS® #	A2248974
Price	\$442,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	576 Mckenzie Towne Drive Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1C7

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, On Street, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	80
Zoning	M-1
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX First
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