

# \$450,000 - 1022 Mckenzie Towne Villas Se, Calgary

MLS® #A2264809

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

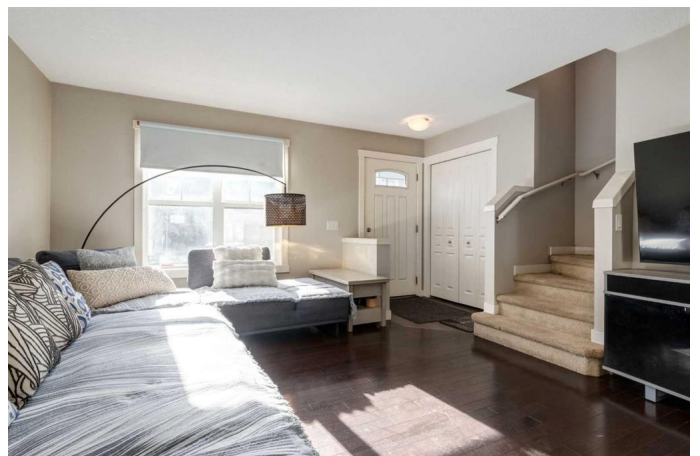
McKenzie Towne, Calgary, Alberta

Welcome to this well laid out townhouse in the heart of McKenzie Towne, where style and convenience meet. Step inside to a bright, open-concept main floor with large windows that fill the home with natural light. The modern kitchen features stainless steel appliances and generous counter space, opening to the dining and living areas that create a comfortable setting for family time or entertaining friends.

Upstairs, the spacious primary suite offers a walk-in closet and private ensuite. Two additional bedrooms provide flexibility for children, guests, or a home office. The lower level offers extra storage, and the double attached garage keeps your vehicles warm and secure through the winter months, no more clearing snow in the mornings or searching for parking after work.

Outside, enjoy a walkable community filled with parks, ponds, and tree-lined streets. Morning coffee, weekend brunch, and everyday errands are all within minutes at nearby shops and restaurants. You are just minutes from major shopping areas, as well as a short drive to the South Health Campus. With easy access to major routes, commuting and weekend getaways are simple and convenient.

This is a home that fits your lifestyle, bright and welcoming, ready for you to move in and enjoy life in McKenzie Towne



Built in 2013

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2264809      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,221         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1022 Mckenzie Towne Villas Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 1E4                       |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                                                         |
| Parking Spaces | 2                                                                                     |
| Parking        | Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2                                                                                     |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |

Basement                      Partial

**Exterior**

Exterior Features      Courtyard  
Lot Description        Other  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 25th, 2025  
Days on Market        1  
Zoning                    M-1  
HOA Fees                216  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            Top Producer Realty and Property Management

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.