549 Mckenzie Towne Close SE

Calgary | Active | MLS® A2358320

$299,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2011**	**1,101.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Jayman Realty Inc.

A closer look

SMART INVESTOR OR BUYER’S CHOICE | TWO BEDROOMS | TWO FULL BATHROOMS | PRIVATE CONCRETE PATIO | FEBRUARY 2027 POSSESSION

Why 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 provide convenient connections throughout the city, while nearby pathways, a dog park, soccer fields, skate park, banking, medical services and entertainment add to the area’s exceptional lifestyle appeal.

Whether you are purchasing your first home, downsizing or adding to an investment portfolio, this property offers excellent space, value and convenience. February 2027 possession is available. Contact your REALTOR® today to arrange a private viewing!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358320

Bedrooms	2
Bathrooms	2
Year Built	2011
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,101.36 sq. ft.
Main Level Finished Area:	1,101.36 sq. ft.
Below Grade Finished Area:	1,101.36 sq. ft.
Condo Fee:	$336.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Lot Area:	8,901 sq. ft.
Front Exposure:	South
Floor Location:	Below Grade
Entry Level:	1
Stories Total:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6

Year built:	2011 (Age: 15)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1212979
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Water Supply:	Public
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
HOA Fee:	$235.00

Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed
Community:	McKenzie Towne
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Refrigerator, Tankless Water Heater, Washer
Inclusions:	N/A
Restrictions:	Restrictive Covenant-Building Design/Size, Utility Right Of Way
Pets Allowed:	Yes
Main Floor	Bedroom - Primary · 17'3" × 12'1" ·
Main Floor	Bedroom · 14'7" × 11'7" ·
Main Floor	Living Room · 14'9" × 13'3" ·
Main Floor	Kitchen · 12'8" × 12'5" ·
Main Floor	Dining Room · 11'9" × 10' ·
Main Floor	Furnace/Utility Room · 7'8" × 6'7" ·
Main Floor	Laundry · 3'7" × 3'3" ·
Main Floor	Foyer · 8'4" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard, Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	None

Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/549-mckenzie-towne-close-se-calgary-a2358320/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.