

# \$425,000 - 107 Mckenzie Towne Gate Se, Calgary

MLS® #A2219502

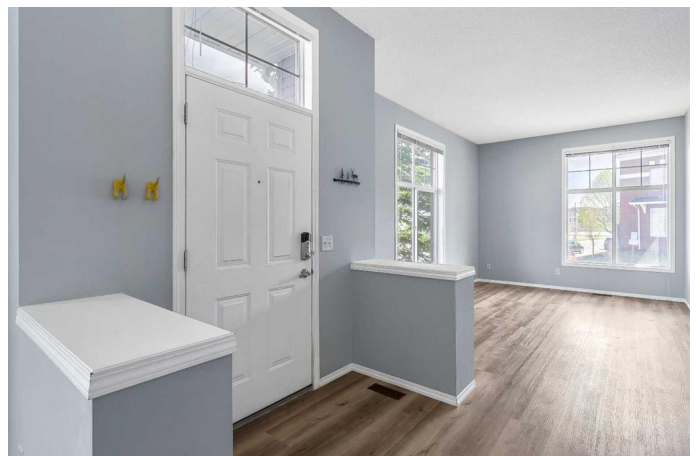
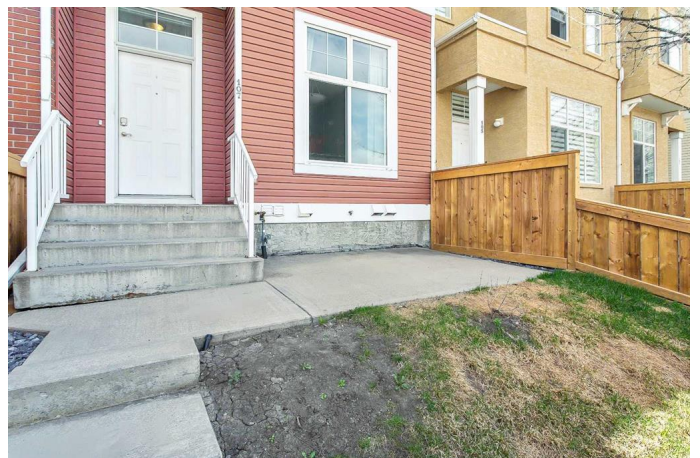
**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

This exceptional unit offers one of the best locations in the complex with front street parking and a full-sized basement—a rare bonus! This well-maintained 2-storey townhome is sure to impress with large east-facing windows that flood the main level with morning sunlight and new luxury vinyl plank flooring. The bright, open-concept kitchen features granite counters, a corner pantry and a spacious island with breakfast bar seating. The dining room can accommodate a spacious table for family gatherings while the living room has ample space for a variety of furniture options. Upstairs, you'll find two generously sized bedrooms, each complete with its own 4-piece ensuite, walk-in closet, and large windows. The attached under-unit garage provides convenient direct access into your home, leading to a versatile lower level with laundry area, additional storage, and a flex space ideal for a family room. Enjoy some outdoor space with a patio and green space that is fully fenced in. You're just steps from Inverness Pond, trendy High Street shops, dining, public transit, and scenic pathways. This well-appointed home offers one of the best spots in the entire complex—just a short stroll to the shopping centre, making everyday errands a breeze. Whether you're grabbing groceries at Sobeys, picking up your morning coffee, or meeting friends for lunch, you'll love the unbeatable convenience of being able to walk everywhere. Unlike units on the far end of



the complex, this one truly puts you steps from it all.

Built in 2004

### Essential Information

MLS® #	A2219502
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,136
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	107 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G1

### Amenities

Amenities	Parking, Visitor Parking, Trash
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	12
Zoning	DC
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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