

# \$430,000 - 197 Mckenzie Towne Gate Se, Calgary

MLS® #A2200985

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

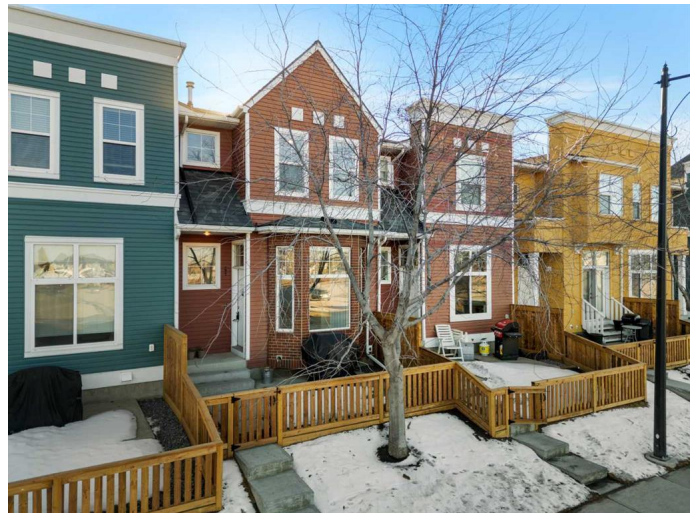
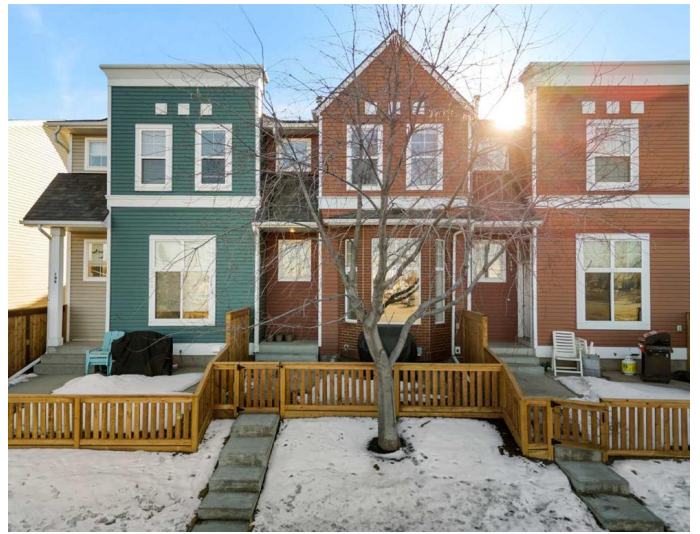
McKenzie Towne, Calgary, Alberta

Welcome to this stunning two bedroom, 1.5 bathroom home in the highly sought after community of McKenzie Towne. Perfectly situated within walking distance to a variety of shops, restaurants, and amenities, this home offers both convenience and privacy, with NO DIRECT NEIGHBORING PROPERTIES OVERLOOKING THE SPACE.

As you arrive, youâ€™ll be greeted by a charming fenced front porch, an ideal spot to enjoy your morning coffee while taking in the surrounding community. Step inside to a welcoming grand foyer, complete with a front closet for added storage and BRAND NEW LUXURY VINYL FLOORING that extends throughout the main level.

The open concept floor plan seamlessly blends the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. Natural light floods the living room through a large bay window, enhancing the warmth of the space. The kitchen features durable laminate countertops, sleek stainless steel appliances, and ample cabinetry, providing plenty of room for all your culinary essentials. Just steps away, the dining area is illuminated by a stylish light fixture and offers direct access to a private balcony, perfect for relaxing. Completing the main level is a convenient two-piece bathroom.

Upstairs, plush carpet flooring extends



throughout both bedrooms with a landing that could be used as a home office. The first bedroom is well suited as a guest room, or children’s space with a walk in closet. The primary bedroom is a retreat with two large windows that offer a picturesque view of the nearby shops with another walk in closet. The upper level is finished with a four piece bathroom, complete with tiled flooring and laminate countertops.

The partially finished basement offers additional storage and houses the washer and dryer, along with direct access to the DOUBLE ATTACHED GARAGE and a BRAND NEW HOT WATER TANK!

Living in McKenzie Towne means enjoying a vibrant and family friendly atmosphere with countless amenities. The neighborhood is home to numerous parks, walking paths, and beautiful scenery. Families will appreciate having seven different schools in the area, while outdoor enthusiasts will love the proximity to McKenzie Lake and the McKenzie Meadows Golf Course. Commuters will find easy access to Deerfoot Trail, Stoney Trail and 130th Ave making travel throughout the city a breeze.

Don’t miss the opportunity to call this wonderful home your own!

Built in 2003

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2200985  |
| Price      | \$430,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,171         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 197 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 2T2                    |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Trash, Visitor Parking, Snow Removal |
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached                     |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                             |
| Cooling           | None                                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Partially Finished                                                                               |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Balcony             |
| Lot Description   | Front Yard          |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 46               |
| Zoning         | DC               |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

**Listing Details**

Listing Office            eXp Realty

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