

# \$477,000 - 371 Mckenzie Towne Gate Se, Calgary

MLS® #A2221424

**\$477,000**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

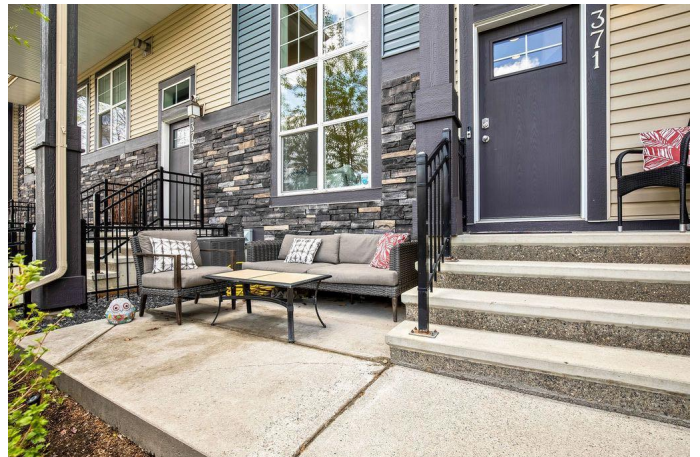
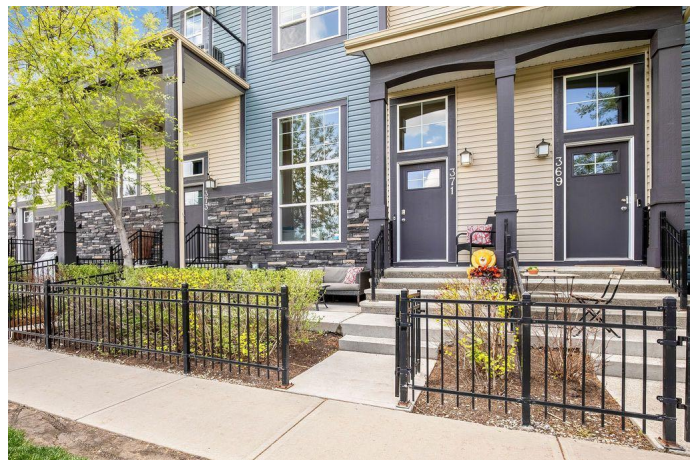
Welcome to this beautifully maintained townhouse offering the perfect blend of comfort, style and convenience. It is ideally located on the perimeter of Mosaic Mirage giving it easy access to the street, additional parking and more natural light. Featuring 2 bedrooms, 2.5 bathrooms and double attached garage, this townhouse is perfectly located just steps from countless amenities of desirable McKenzie Towne.

The bright and open main living area includes a front double-volume living room with oversized windows. The full dining area overlooks the living room, providing a bright and open space. The home features beautiful hardwood flooring throughout the main level, custom window treatments (brand new in the living room and kitchen). The kitchen features granite countertops and a wraparound eating bar.

The main level is complete with a half bathroom and a private rear balcony, convenient for BBQing.

The second level features two primary bedrooms, each with their own walk-in closets and full ensuites. Completing the upper level is stacked laundry.

The lower level of the home offers a mudroom and additional storage space. Hot water tank replaced in 2022. The double attached garage will keep your vehicle covered, and the front patio space is perfect for lounging in summer. The central air conditioning will keep you cool indoors, and the water filtration system keeps



you hydrated.

Incredibly well cared for and perfectly located, this bright and private townhouse is fully move-in ready.

The staircase lift will be removed and rail replaced with original matching the rest of home rails. The handicap parking sign in front of the unit will be removed prior to possession.

Built in 2014

### **Essential Information**

MLS® #	A2221424
Price	\$477,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	371 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1C8

### **Amenities**

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 18th, 2025
Days on Market	20
Zoning	M-1
HOA Fees	224
HOA Fees Freq.	ANN

## Listing Details

Listing Office	TREC The Real Estate Company
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