\$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 basementâ€"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'II 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 complexâ€"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, Trash, Visitor Parking

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 4

Zoning DC

HOA Fees 227

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.