

# \$479,000 - 371 Mckenzie Towne Gate Se, Calgary

MLS® #A2221424

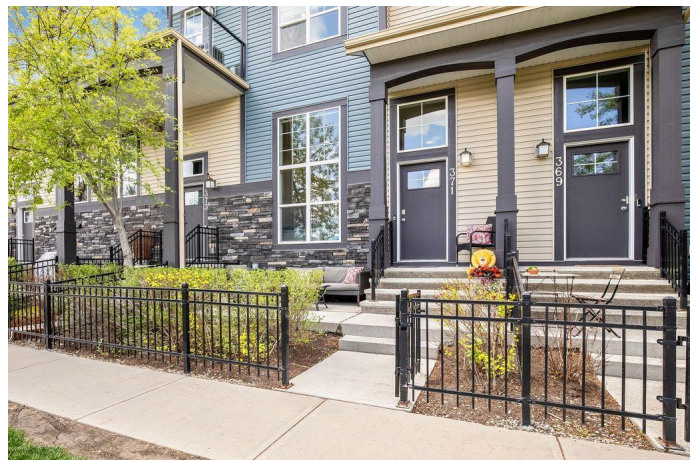
**\$479,000**

2 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**BACK ON THE MARKET DUE TO FINANCING.** 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          | \$479,000     |
| 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 Partial, Unfinished

## 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 29

Zoning M-1

HOA Fees 224

HOA Fees Freq. ANN

## Listing Details

Listing Office TREC The Real Estate Company

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