

# \$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

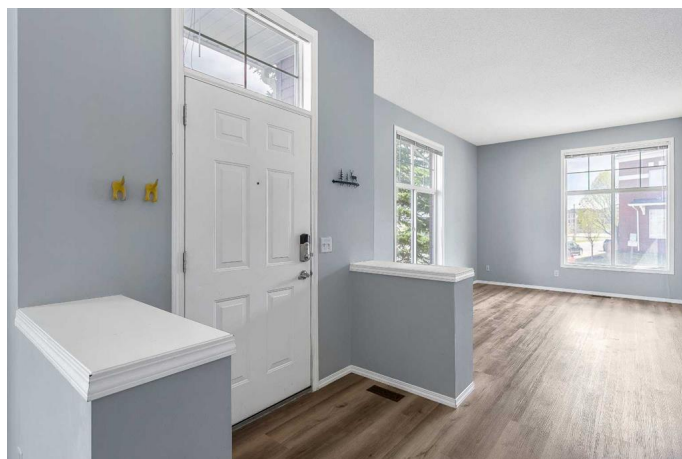
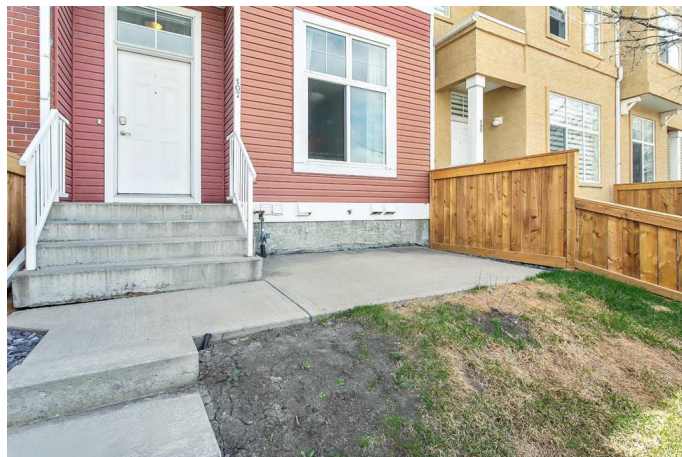
This exceptional unit offers one of the best locations in the complex with front street parking and a full-sized basement—a rare bonus! This well-maintained 2-storey townhome is sure to impress with large east-facing windows that flood the main level with morning sunlight and new luxury vinyl plank flooring. 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.

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	1
Zoning	DC
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	eXp Realty
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