

# \$425,000 - 117 Mckenzie Towne Gate Se, Calgary

MLS® #A2257600

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,259 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

ARGUABLY THE BEST UNIT IN THE COMPLEX | FEEL OF A DETACHED HOME | WINDOWS ON THREE SIDES | DOUBLE ATTACHED GARAGE | WALK TO HIGH STREET SHOPPING | Welcome home to 117 McKenzie Towne Gate SE, located in the wonderful complex at "The Mosaic on High Street." This unit is within walking distance of absolutely everything McKenzie Towne has to offer, truly an exceptional location. As you enter this end unit townhome, you'll immediately notice this doesn't feel like the average townhome, with large windows on three sides flooding the home with natural light throughout. The main level features a sizable kitchen with stainless steel appliances, a large pantry, and a spacious island accompanied by a large dining area, perfect for family gatherings or entertaining friends. The living room features soaring ceilings with even more windows, offering ample space to kick back and enjoy a Flames game or a cozy movie night this winter. As you head upstairs, you'll find a conveniently located 2-piece bathroom positioned well out of the way from any eating or dining areas. The upper level features a large primary bedroom with windows on both sides and ample closet space. The second and third bedrooms would make a great guest room and home office, and are ideal in size for little ones, including a walk-in closet, while a sizable 4-piece bathroom completes this level. The lower level is an ideal storage space for bikes, outdoor



gear, or anything else needing to be tucked away, and provides access to the fully insulated double attached garage, with no issue fitting two SUVs—something you don't always find in a townhome. With quick access to major routes like Stoney Trail and Deerfoot, McKenzie Towne Square, nearby schools, Fish Creek Park, the Bow River, and countless amenities, this home delivers the perfect mix of comfort, convenience, and community. The local community centre offers programs for all ages and hosts regular events, with McKenzie Towne ranked among the top 26 master-planned communities in the world by the Urban Land Institute for its reflection of small-town living. This is a fantastic opportunity to own in one of the area's most desirable complexes—please reach out today to book your private showing.

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2257600      |
| Price          | \$425,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,259         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 117 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Z 4G2 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking                |
| Parking Spaces | 2                                                     |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                  |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | None                                                                                                          |
| Has Basement      | Yes                                                                                                           |
| Basement          | Full, Unfinished                                                                                              |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Entrance              |
| Lot Description   | Back Lane, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Wood Frame                                       |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 28                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 227                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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