

# \$400,000 - 161 Mckenzie Towne Gate Se, Calgary

MLS® #A2229587

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into this inviting 1162 sq ft 2-storey home, offering 2 big bedrooms, both with walk-in closets, and 2 bathrooms in the highly sought-after community of McKenzie Towne. Recently updated with fresh paint and a newly renovated stunning 4-piece bathroom featuring tile flooring, this clean and move-in ready home awaits. Upstairs, a smart landing area provides an excellent opportunity for a compact workspace or convenient extra storage.

The heart of the home, a roomy kitchen with a convenient island and sliding glass door to the balcony, is perfect for entertaining and daily living. You'll appreciate the convenience of a large attached 2-car garage and ample basement laundry with plenty of storage.

Outside, a beautiful entrance welcomes you with mature trees and thoughtful landscaping, leading to a charming front patio area . Best of all, enjoy the ultimate convenience with walkable access to McKenzie Towne High Street shopping and multiple schools just moments away. This delightful home truly offers comfort, style, and an incredible location!

Built in 2003

## Essential Information



MLS® #	A2229587
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,162
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	161 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z4G2

### **Amenities**

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Private Yard
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Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	27
Zoning	DC (pre 1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	TREC The Real Estate Company
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