

# \$475,000 - 393 McKenzie Towne Gate Se, Calgary

MLS® #A2244252

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

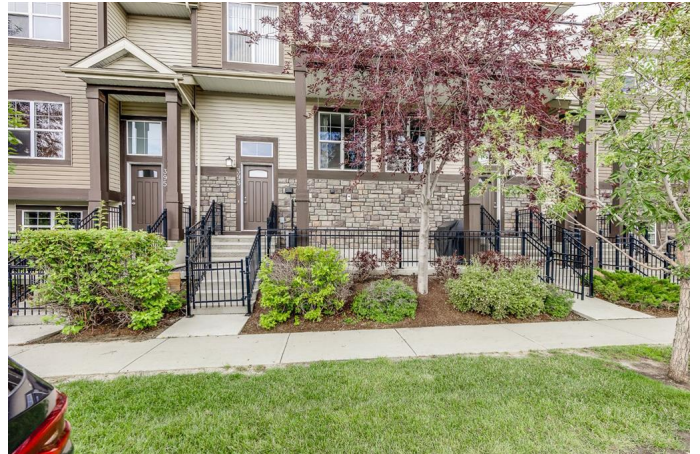
McKenzie Towne, Calgary, Alberta

Effortless bungalow-style living in this beautifully maintained townhome in the heart of vibrant McKenzie Towne. With over 1,100 square feet of thoughtfully designed space on a single level, this 2-bedroom, 2-bathroom home blends comfort, convenience, and smart upgrades—ideal for those seeking low-maintenance living without compromise.

The open-concept layout offers a generous front living room anchored by a cozy gas fireplace, custom built-ins, and expansive windows that bathe the space in natural light. The kitchen features a central island with seating, perfect for casual breakfasts or entertaining, and flows seamlessly into the dining area.

The spacious primary suite boasts a walk-in closet with custom shelving and a private ensuite, while the second bedroom and full guest bath offer flexibility for family or guests. A dedicated laundry room, oversized storage/workspace off the garage, and a double attached garage add to the home's thoughtful functionality.

Recent upgrades include central air conditioning, a whole-home water softener, and a filtration system—all designed to enhance everyday comfort. Enjoy the ease of low condo fees in a walkable location just minutes from the shops, restaurants, and amenities of McKenzie Towne's High



Street.

Whether you’re looking to downsize or simply want easy, lock-and-leave living in a fantastic community”this turnkey bungalow townhome offers it all.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244252      |
| Price          | \$475,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,194         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 393 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 1C8                    |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Parking, Picnic Area, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                          |
| Parking        | Double Garage Attached, Off Street                         |
| # of Garages   | 2                                                          |

**Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)                                            |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Distiller |
| Heating         | Forced Air                                                                                                                                    |
| Cooling         | Central Air                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                             |
| Fireplaces      | Gas                                                                                                                                           |
| Has Basement    | Yes                                                                                                                                           |
| Basement        | Partial, Unfinished                                                                                                                           |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                       |
| Lot Description   | Back Lane, Few Trees, Front Yard, Landscaped         |
| Roof              | Asphalt Shingle                                      |
| Construction      | Composite Siding, Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 11              |
| Zoning         | M-1             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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