

# \$469,900 - 95 Mckenzie Towne Gate Se, Calgary

MLS® #A2201856

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,302 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this well-maintained townhome, ideally located just steps from the charming and trendy McKenzie Towne Square. Enjoy the convenience of having coffee shops, restaurants, bars, GoodLife Fitness, and all the amenities you need right at your doorstep. Plus, with schools and a scenic pathway system nearby, this home offers a perfect balance of urban convenience and outdoor relaxation.

This spacious townhouse features three great sized bedrooms and a gorgeous sunken front room with a large picture window, which serves as an ideal office, den or flex space. The open and inviting floor plan offers versatile living options, perfect for any lifestyle. With an attached double garage, you'll have plenty of room for vehicles and additional storage. The home has been well cared for by its current owner, ensuring it's in great condition and ready to move into. Don't miss the opportunity to live in this fantastic location, surrounded by everything McKenzie Towne has to offer!

Built in 2004

## Essential Information

MLS® #	A2201856
Price	\$469,900
Bedrooms	3
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,302
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G1

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	DC
HOA Fees	240
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

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