

# \$450,000 - 165 Mckenzie Towne Gate Se, Calgary

MLS® #A2212750

**\$450,000**

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to this beautiful & spacious air-conditioned two-story end unit townhome in the heart of McKenzie Towne. You will immediately fall in love with the stunning color palette and design choices already completed for you before moving in! Rich in color, you are welcomed by a spacious family-approved living area with a cozy great room open to the kitchen & dining area, all with maple hardwood flooring. The smart chef's kitchen is upgraded with the following features: cozy breakfast nook, exterior balcony for BBQing, maple cabinet doors, oversized island & raised eating bar, stainless sink with window above & upgraded sleek stainless steel appliances. The front foyer offers high ceilings, tiled flooring, and a south-facing bay window overlooking your private 10 x 8 concrete patio and fenced yard. Ideal for your sunny morning coffees. Enjoy the sizeable primary bedroom suite on the top floor featuring a generous closet and a private 4-piece bathroom. Another good-sized bedroom with an attached 4-piece bathroom and a hallway linen closet completes this level. The lower level offers a double attached garage, and a storage room with lots of potential for an extra flex room. Immaculately maintained with excellent design choices, you will love this home! Nicely located near High Street shops and very close to all amenities: Transit, Tim Hortons, 52nd St, Stoney Trail, Shopping, Parks, schools, churches, and playgrounds. The summer July 2025 possession date is available. Don't miss



this opportunity. Call your friendly  
REALTOR(R) to book your viewing right away!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212750      |
| Price          | \$450,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,170         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 165 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4G2                    |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Parking, Trash, Visitor Parking                                                              |
| Parking Spaces | 2                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                            |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,                                                  |

|              |                                          |
|--------------|------------------------------------------|
|              | Refrigerator, Washer/Dryer Stacked       |
| Heating      | Forced Air, Natural Gas, High Efficiency |
| Cooling      | Central Air                              |
| # of Stories | 2                                        |
| Basement     | None                                     |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Lighting, Rain Gutters           |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 2                |
| Zoning         | DC               |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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