

# \$419,900 - 95 Mckenzie Towne Gate Se, Calgary

MLS® #A2201856

**\$419,900**

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, youâ€™ll have plenty of room for vehicles and additional storage. The home has been well cared for by its current owner, ensuring itâ€™s in great condition and ready to move into. Donâ€™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     | \$419,900 |
| 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          | Partially Finished, Partial  |

### **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 | 26               |
| Zoning         | DC               |
| HOA Fees       | 240              |
| HOA Fees Freq. | ANN              |

## **Listing Details**

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.