

# \$400,000 - 215 Mckenzie Towne Gate Se, Calgary

MLS® #A2259893

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,298 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

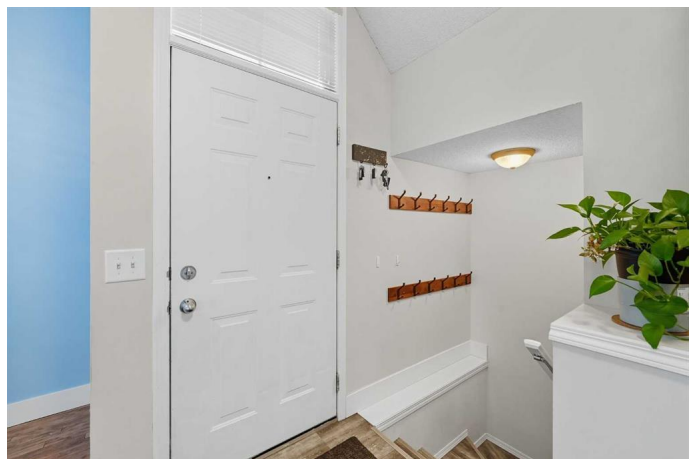
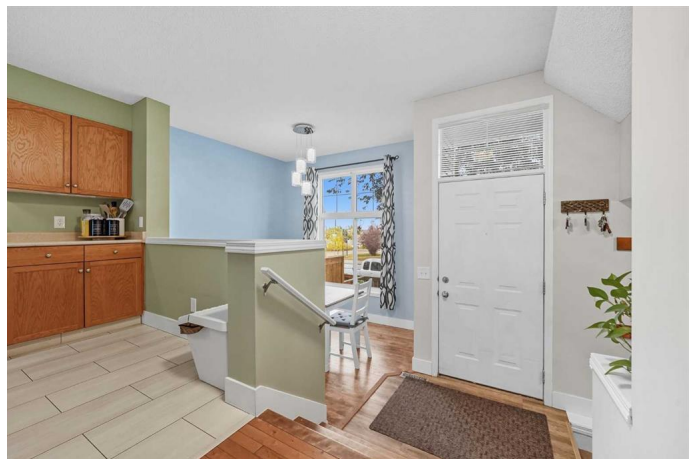
Welcome to this beautiful, well cared for townhouse in the heart of McKenzie Towne that has NEW PAINT throughout and brand new A/C unit installed just two months ago! The open concept kitchen features a large island that is centrally located and flows into the living room on one side and the sunken dining room on the other, creating the perfect space for entertaining. The main floor features hardwood throughout, large windows that fill the home with natural light and a convenient half bath. Upstairs you'll find a 3-piece bathroom and 3 spacious bedrooms including the primary with a walk-in closet. The basement offers access to the laundry and a DOUBLE ATTACHED GARAGE with paved rear lane access. Enjoy your morning coffee in your fenced front yard. An unbeatable location within walking distance to shops, restaurants, coffee spots, and professional services, while also having access to a splash park, toboggan hill, sports courts and community events. Schools and parks nearby, with quick access to both Stoney Trail and Deerfoot. This move-in ready home located in one of Calgary's most vibrant and connected communities, is waiting for you!

Built in 2003

## Essential Information

MLS® #                      A2259893

Price                        \$400,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,298         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 215 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4G2                    |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking                                               |
| Parking Spaces | 2                                                                                    |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Asphalt |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows                                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Wall/Window Air Conditioner, Electric Range |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Garden                             |
| Lot Description   | Back Lane, Garden, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 3                    |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 227                  |
| HOA Fees Freq. | ANN                  |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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