

# \$430,000 - 197 Mckenzie Towne Gate Se, Calgary

MLS® #A2200985

**\$430,000**

2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

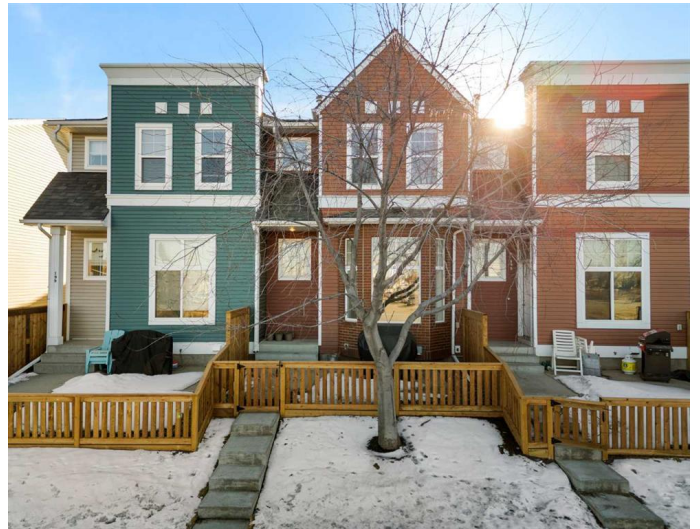
McKenzie Towne, Calgary, Alberta

Welcome to this stunning two-bedroom, 1.5-bathroom home in the highly sought-after community of McKenzie Towne. Perfectly situated within walking distance to a variety of shops, restaurants, and amenities, this home offers both convenience and privacy, with NO DIRECT NEIGHBORING PROPERTIES OVERLOOKING THE SPACE.

As you arrive, youâ€™™ll be greeted by a charming fenced front porch, an ideal spot to enjoy your morning coffee while taking in the surrounding community. Step inside to a welcoming grand foyer, complete with a front closet for added storage and BRAND NEW LUXURY VINYL FLOORING that extends throughout the main level.

The open-concept floor plan seamlessly blends the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. Natural light floods the living room through a large bay window, enhancing the warmth of the space. The kitchen features durable laminate countertops, sleek stainless steel appliances, and ample cabinetry, providing plenty of room for all your culinary essentials. Just steps away, the dining area is illuminated by a stylish light fixture and offers direct access to a private balcony, perfect for relaxing. Completing the main level is a convenient two-piece bathroom.

Upstairs, plush carpet flooring extends



throughout both bedrooms with a landing that could be used as a home office. The first bedroom is well-suited as a guest room, or children's space and the primary bedroom is a retreat with two large windows that offer a picturesque view of the nearby shops. The upper level is finished with a four-piece bathroom, complete with tiled flooring and laminate countertops.

The partially finished basement offers additional storage and houses the washer and dryer, along with direct access to the DOUBLE ATTACHED GARAGE and a BRAND NEW HOT WATER TANK!

Living in McKenzie Towne means enjoying a vibrant and family-friendly atmosphere with countless amenities. The neighborhood is home to numerous parks, walking paths, and beautiful scenery. Families will appreciate having seven different schools in the area, while outdoor enthusiasts will love the proximity to McKenzie Lake and the McKenzie Meadows Golf Course. Commuters will find easy access to Deerfoot Trail, Stoney Trail and 130th Ave making travel throughout the city a breeze.

Don't miss the opportunity to call this wonderful home your own!

Built in 2003

### **Essential Information**

MLS® #	A2200985
Price	\$430,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,171

Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	197 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2T2

### **Amenities**

Amenities	Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 17th, 2025
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Days on Market	32
Zoning	DC
HOA Fees	227
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            eXp Realty

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