

371 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2221424



\$477,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: WATER FILTRATION SYSTEM

Welcome to this beautifully maintained townhouse offering the perfect blend of comfort , style and convenience. It is ideally located on the perimeter of Mosaic Mirage giving it easy access to the street, additional parking and more natural light. Featuring 2 bedrooms, 2.5 bathrooms and double attached garage, this townhouse is perfectly located just steps from countless amenities of desirable McKenzie Towne. The bright and open main living area includes a front double-volume living room with oversized windows. The full dining area overlooks the living room, providing a bright and open space. The home features beautiful hardwood flooring throughout the main level, custom window treatments (brand new in the living room and kitchen). The kitchen features granite countertops and a wraparound eating bar. The main level is complete with a half bathroom and a private rear balcony, convenient for BBQing. The second level features two primary bedrooms, each with their own walk-in closets and full ensuites. Completing the upper level is stacked laundry. The lower level of the home offers a mudroom and additional storage space. Hot water tank replaced in 2022. The double attached garage will keep your vehicle covered, and the front patio space is perfect for lounging in summer. The central air conditioning will keep you cool indoors, and the water filtration system keeps you hydrated. Incredibly well cared for and perfectly located, this bright and private townhouse is fully move-in ready. The staircase lift will be removed and rail replaced with original matching the rest of home rails. The handicap parking sign in front of the unit will be removed prior to possession.