

# \$475,000 - 393 McKenzie Towne Gate Se, Calgary

MLS® #A2244252

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

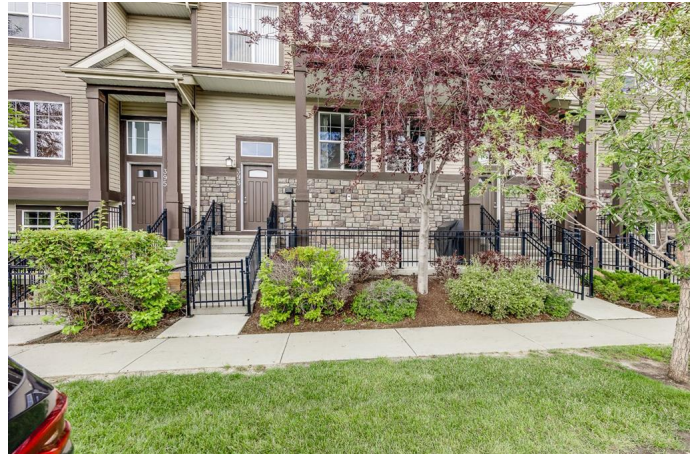
McKenzie Towne, Calgary, Alberta

Effortless bungalow-style living in this beautifully maintained townhome in the heart of vibrant McKenzie Towne. With over 1,100 square feet of thoughtfully designed space on a single level, this 2-bedroom, 2-bathroom home blends comfort, convenience, and smart upgrades—ideal for those seeking low-maintenance living without compromise.

The open-concept layout offers a generous front living room anchored by a cozy gas fireplace, custom built-ins, and expansive windows that bathe the space in natural light. The kitchen features a central island with seating, perfect for casual breakfasts or entertaining, and flows seamlessly into the dining area.

The spacious primary suite boasts a walk-in closet with custom shelving and a private ensuite, while the second bedroom and full guest bath offer flexibility for family or guests. A dedicated laundry room, oversized storage/workspace off the garage, and a double attached garage add to the home's thoughtful functionality.

Recent upgrades include central air conditioning, a whole-home water softener, and a filtration system—all designed to enhance everyday comfort. Enjoy the ease of low condo fees in a walkable location just minutes from the shops, restaurants, and amenities of McKenzie Towne's High



Street.

Whether you’re looking to downsize or simply want easy, lock-and-leave living in a fantastic community”this turnkey bungalow townhome offers it all.

Built in 2013

**Essential Information**

MLS® #	A2244252
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	393 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1C8

**Amenities**

Amenities	Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Off Street
# of Garages	2

**Interior**

Interior Features	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen
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	Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Distiller
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	M-1
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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