

# \$410,000 - 75 McKenzie Towne Gate Se, Calgary

MLS® #A2252253

**\$410,000**

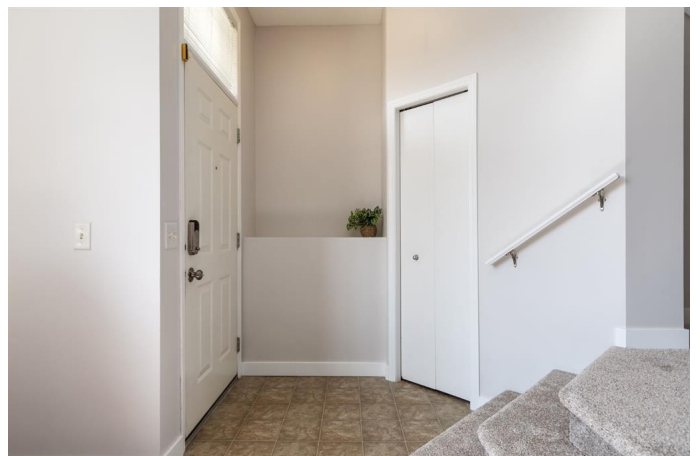
3 Bedroom, 2.00 Bathroom, 1,393 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**\*OPEN HOUSE SATURDAY SEPT 6th**

**1:00-4:00PM\*** This freshly updated home in McKenzie Towne offers plenty of room for the whole family, with nearly 1400 sq ft, 3 spacious bedrooms and a comfortable den/home office space. Well suited for a first-time buyer, a family or a savvy investor. Upon entering, you will be immediately impressed by the soaring ceilings, NEW PAINT and NEW CARPET. The main floor features a functional, open concept layout, with a generous living room, dining space, well appointed kitchen and 2-pc washroom. There is also an inviting, sun-filled den, which would make a perfect home office or relaxation nook. Upstairs you will find a huge primary bedroom with walk-in closet, two more sizeable bedrooms and a 4-pc washroom. The basement offers access to laundry, storage and a SINGLE CAR GARAGE. Bask in the sunshine, in your fenced front yard. The complex is in the process of replacing all the fencing and you are facing a greenbelt, with no neighbours in front of you! This is a quiet and pet-friendly complex, with immaculately maintained landscaping and visitor parking. A truly unbeatable location, situated between McKenzie Towne Centre, parks and pathways. It is a quick walk to an endless array of shopping, lovely parks and recreational opportunities. Convenient connection to Deerfoot Trail and other major roadways. Residents of McKenzie Towne also have access to a splash park, toboggan hill, sports



courts and community events. You will love living here! Check out the 3D tour and book a showing before it's too late!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252253      |
| Price          | \$410,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,393         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 75 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4G1                   |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Picnic Area, Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Single Garage Attached       |
| # of Garages   | 1                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,                                                  |

|                 |                             |
|-----------------|-----------------------------|
|                 | Window Coverings            |
| Heating         | Forced Air                  |
| Cooling         | None                        |
| Fireplace       | Yes                         |
| # of Fireplaces | 1                           |
| Fireplaces      | Electric                    |
| Has Basement    | Yes                         |
| Basement        | Partial, Partially Finished |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Playground                                                 |
| Lot Description   | Back Lane, Front Yard, Greenbelt, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame                                         |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 6                 |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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