



**369 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2302780**



**\$439,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** none

This like new END UNIT townhome is fresh, clean and bright and really is in truly move in ready condition. Perfectly positioned on the perimeter of Mosaic Mirage, it faces the street so you are not tucked away in the middle of the complex, offering easier access, additional parking and a more open, private feel. Featuring 2 bedrooms, 2.5 bathrooms and a double attached garage, it is ideally located in desirable McKenzie Towne, just steps from countless amenities. The bright and open main living area showcases a front living room with large windows, a full dining space and a timeless kitchen with shaker cabinets, quartz countertops and a wraparound flush eating bar. The main level is complete with a well appointed half bathroom featuring a full vanity with an under mount sink. Upstairs, you will find two primary bedrooms, each with its own walk in closet and full en suite, offering comfort and flexibility. The larger suite includes a walk in shower. A spacious second level storage closet includes full laundry hook ups, making it easy to relocate laundry upstairs if desired. The basement features a window for natural light and offers great potential as a work from home space, gym or additional living area. The double attached garage keeps your vehicle and belongings secure year round, while the front patio is perfect for relaxing in the summer. You will find everyday essentials and great local spots including Original Joe’s, Good Earth Coffeehouse, Subway, Sobeys, Home Depot, along with Starbucks and Tim Hortons all within a couple of blocks.