GRASSROOTS REALTY GROUP

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203 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2317643

$395,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 406
Basement:	Partial	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Located in the highly sought-after community of McKenzie Towne, this spacious and refreshed END-UNIT townhome offers the perfect blend of comfort, convenience, and lifestyle. Featuring 2 bedrooms, a bright open-concept layout, new LUXURY VINYL PLANK flooring throughout the main floor, NEW BLINDS (2026), WASHER AND DRYER (2025), a FENCED FRONT YARD, and a DOUBLE ATTACHED GARAGE, this well-maintained home is ideally positioned in the heart of one of Calgary’s most vibrant southeast communities. Large windows flood the living space with natural light, complementing the OPEN – CONCEPT KITCHEN, convenient main floor powder room, and newly updated flooring. The upper level is a true sanctuary, boasting two spacious bedrooms and a 4-piece bathroom. Each bedroom features its own WALK-IN CLOSET. The lower level offers a huge laundry room, excellent STORAGE SPACE, and secure access to the attached DOUBLE GARAGE. Enjoy unbeatable walkability with shops, restaurants, cafes, nightlife, and the award-winning amenities of McKenzie Towne just steps from your door, creating a true neighbourhood feel with urban convenience. Parks, playgrounds, ponds, scenic walking and biking pathways, schools, and McKenzie Meadows Golf Club are all nearby. Commuters will appreciate being directly across from the McKenzie Towne Bus Terminal, offering convenient transit access throughout Calgary. Quick access to Deerfoot Trail and Stoney Trail further enhances the exceptional accessibility of this location. Units in this well-run complex rarely come available, offering an exceptional opportunity for first-time buyers, downsizers, or investors seeking outstanding value in a connected and family-friendly community.

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