



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

MLS # A2318675



\$369,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,176 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Nest Thermostat, office furniture (upstairs)

Welcome to this well-maintained 2-storey home in the highly sought-after community of McKenzie Towne. Offering 1,176 sq. ft. of bright and functional living space, this affordable home features two spacious bedrooms, 1.5 bathrooms, and a double attached garage—perfect for first-time buyers, young professionals, downsizers, or investors. The thoughtfully designed floor plan is filled with natural light and offers comfortable everyday living. The main floor features a welcoming living room that flows seamlessly into the kitchen and dining area, with access to a private balcony—ideal for BBQs. A convenient 2-piece powder room completes the level. The front foyer boasts soaring ceilings and a charming bay window overlooking the private 10' x 8' concrete patio and fully fenced front yard—perfect for enjoying your morning coffee. Upstairs, you'll find two generously sized bedrooms, each with a walk-in closet, and a full 4-piece bathroom. The lower level includes a spacious laundry room, additional storage, and direct access to the double attached garage. Located just steps from McKenzie Towne Centre, you'll enjoy easy access to cafés, restaurants, shops, services, and everyday amenities. Commuters will appreciate the proximity to the future Green Line LRT station, offering long-term convenience and potential value growth. Enjoy nearby parks, pathways, schools, and all the amenities that make McKenzie Towne one of Calgary's most desirable communities. Call today to book your private viewing!