



GRASSROOTS
REALTY GROUP

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2, 21 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2336353



\$359,900

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 592
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to Unit 2, 21 McKenzie Towne Gate SE, where this highly sought after condo is one of the largest and rarest main floor bungalows in the entire complex, at 1051 sq ft! You'll enjoy low-maintenance tile flooring starting in the foyer, continuing to the great room with custom shelving unit, the dining nook and kitchen. The galley-style kitchen has an abundance of cabinets for all of your culinary needs, with stainless steel and black appliances, as well as modern light fixtures throughout. Completing the main floor is the primary bedroom with private 4 pc ensuite bathroom, a second bedroom with dedicated closet/storage space, the additional main 4pc bathroom and convenient, stacked laundry facilities. Enjoy barbecuing or relaxing in a comfy chair on your front veranda, with other amenities such as radiant heating, and an underground heated parking stall. The location is exceptional, with its proximity to pathways, schools, shopping, restaurants and more! Experience all that McKenzie Towne has to offer – call for your private viewing today!