

# \$410,000 - 77 Mckenzie Towne Gate Se, Calgary

MLS® #A2265247

**\$410,000**

2 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

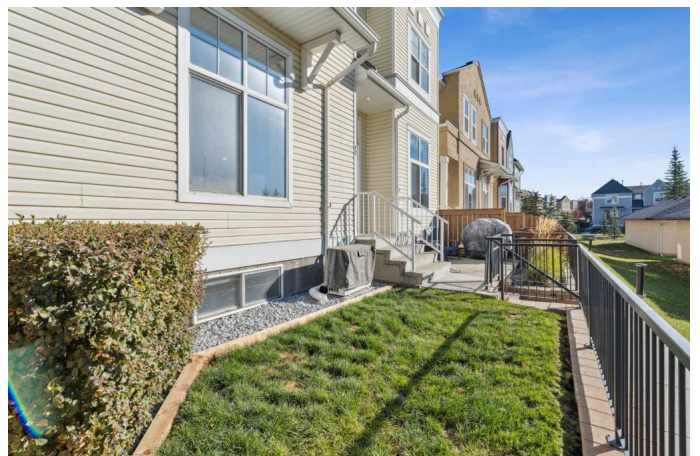
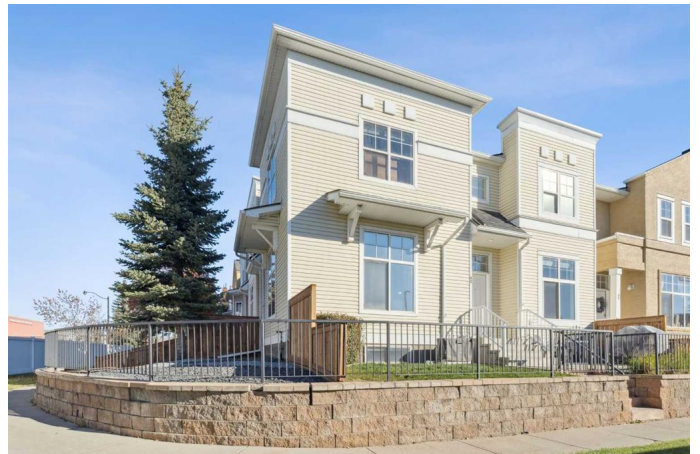
Welcome to McKenzie Towne's Mosaic on High Street. This RARE SOUTH FACING CORNER UNIT townhome boasts over 1620sqft of developed living space, substantial S/SW/W facing windows allowing for maximum natural sunlight, 2 large bedrooms EACH with their own 4pc ensuite (tub and shower), open floor plan, 9' ceilings, and SINGLE ATTACHED GARAGE, with ample additional parking in parking lot across the street and street parking. RECENT RENOVATIONS & UPGRADES include new hot water tank 2021, flooring (LVP and carpet throughout), developed basement w/ permits, painted interior and new trim, microwave hood fan, blinds, light switches and outlets, closet organizer in master, NEST thermostat. This popular and well-maintained complex also takes care of your front lawn/shrub and snow removal right to your doorstep. Literally steps to Sobeys, Breathe Hot Yoga, INVERNESS POND, a variety of restaurants/cafes/shops, bike/walking paths, and City Transit. McKenzie Towne is also connected to major thoroughways for quick access to downtown and/or those mountain escapes. Book your showing today!

Built in 2003

## Essential Information

MLS® # A2265247

Price \$410,000



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,140         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 77 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4G1                   |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Partially Finished                                                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                               |
| Lot Description   | Corner Lot, Front Yard, Lawn, See Remarks, Underground Sprinklers |

|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 14                 |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 226                |
| HOA Fees Freq. | ANN                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.