

\$310,000 - 89 Mckenzie Towne Gate Se, Calgary

MLS® #A2266104

\$310,000

1 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

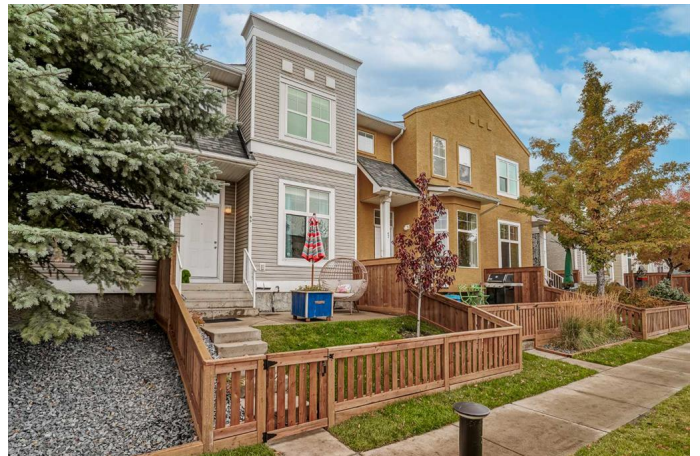
McKenzie Towne, Calgary, Alberta

Welcome to this unique and stylish loft-style townhome perfectly positioned on High Street " where you can grab your morning coffee, meet friends at the local pub, or head out for dinner, all just steps from home. Enjoy the lifestyle that comes with having parks, pathways, shopping, schools, transit, and the South Health Campus minutes away.

This bright and spotless home features its own private fenced front yard, an attached garage, and a partly finished full basement ready for your finishing touches. Step inside to a spacious front entry with soaring ceilings and ample closet space. The main level offers an inviting open layout with easy-care laminate flooring, a functional kitchen with abundant cabinetry and a pantry, a generous dining area, a large living space, and a convenient half bath.

Upstairs, the open loft-style bedroom serves as a peaceful retreat with a walk-in closet, sitting or office nook, and a private ensuite. The basement already has drywall and some flooring in place, offering plenty of potential to customize your additional living area.

Located in a well-run complex with plenty of visitor parking, this home delivers comfort, convenience, and character in one of Calgary's most desirable neighborhoods. A perfect opportunity for first-time buyers or anyone looking to enjoy the McKenzie Towne



lifestyle!

Built in 2004

Essential Information

MLS® #	A2266104
Price	\$310,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,015
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	89 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4G1

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Pantry
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	4
Zoning	DC (pre 1P2007)
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp 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.