

# \$460,000 - 393 Mckenzie Towne Gate Se, Calgary

MLS® #A2244252

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Effortless Bungalow-Style Living in McKenzie Towne

Move-in ready and freshly professionally repainted in September, this beautifully maintained townhome offers true single-level, main-floor living in the heart of vibrant McKenzie Towne. With over 1,100 sq. ft. of thoughtfully designed space, this 2-bedroom, 2-bathroom bungalow blends comfort, convenience, and smart upgradesâ€”perfect for anyone seeking low-maintenance living without compromise.

The open-concept layout features a generous front living room with a cozy gas fireplace, custom built-ins, and expansive windows that flood the home with natural light. The kitchen, complete with a central island and seating, flows seamlessly into the dining areaâ€”an ideal setup for both everyday meals and entertaining.

The spacious primary suite includes a walk-in closet with custom shelving and a private ensuite, while the second bedroom and full guest bath provide versatility for family, guests, or a home office. A dedicated laundry room, oversized storage/workspace off the garage, and a double attached garage add exceptional practicality.

Recent upgrades include central air conditioning, a whole-home water softener,



and a filtration system, all designed to elevate everyday comfort. With low condo fees and a walkable location just minutes from McKenzie Towne's High Street shops, restaurants, and amenities, this home combines lifestyle and convenience.

Whether you're downsizing, looking for easy lock-and-leave living, or simply want the ease of a turnkey bungalow townhome, this property checks every box.

Built in 2013

**Essential Information**

MLS® #	A2244252
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,194
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	393 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1C8

**Amenities**

Amenities	Parking, Picnic Area, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Off Street

# of Garages 2

## Interior

Interior Features Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Bookcases

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Distiller

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Unfinished, Partial

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Few Trees, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 31st, 2025

Days on Market 50

Zoning M-1

HOA Fees 226

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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.