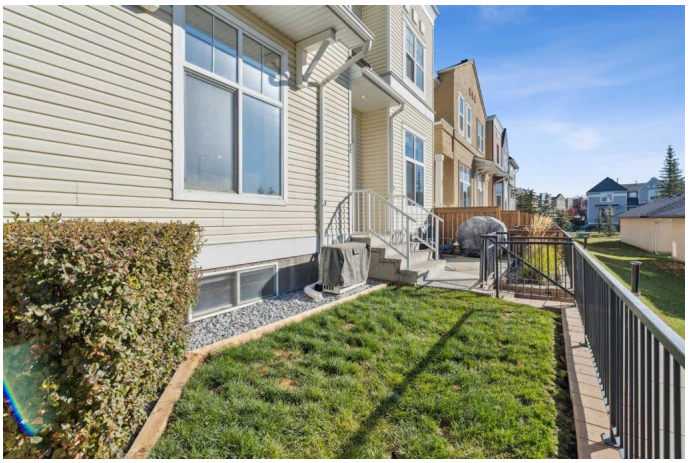
# $410,000 - 77 Mckenzie Towne Gate Se, Calgary

MLS® #A2265247

**$410,000**
2 Bedroom, 3.00 Bathroom, 1,140 sqft
Residential on 0.00 Acres



McKenzie Towne, Calgary, Alberta

Welcome to McKenzie Towneâ€™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 ensuites (tub and shower), open floor plan, 9â€™9â€• 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 throughways 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 | 16 |
| Zoning | DC (pre 1P2007) |
| HOA Fees | 226 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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