

**107 Mckenzie Towne Gate SE
Calgary, Alberta**

MLS # A2219502



\$425,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

This exceptional unit offers one of the best locations in the complex with front street parking and a full-sized basement—a rare bonus! This well-maintained 2-storey townhome is sure to impress with large east-facing windows that flood the main level with morning sunlight and new luxury vinyl plank flooring. The bright, open-concept kitchen features granite counters, a corner pantry and a spacious island with breakfast bar seating. The dining room can accommodate a spacious table for family gatherings while the living room has ample space for a variety of furniture options. Upstairs, you'll find two generously sized bedrooms, each complete with its own 4-piece ensuite, walk-in closet, and large windows. The attached under-unit garage provides convenient direct access into your home, leading to a versatile lower level with laundry area, additional storage, and a flex space ideal for a family room. Enjoy some outdoor space with a patio and green space that is fully fenced in. You're just steps from Inverness Pond, trendy High Street shops, dining, public transit, and scenic pathways. This well-appointed home offers one of the best spots in the entire complex—just a short stroll to the shopping centre, making everyday errands a breeze. Whether you're grabbing groceries at Sobeys, picking up your morning coffee, or meeting friends for lunch, you'll love the unbeatable convenience of being able to walk everywhere. Unlike units on the far end of the complex, this one truly puts you steps from it all.