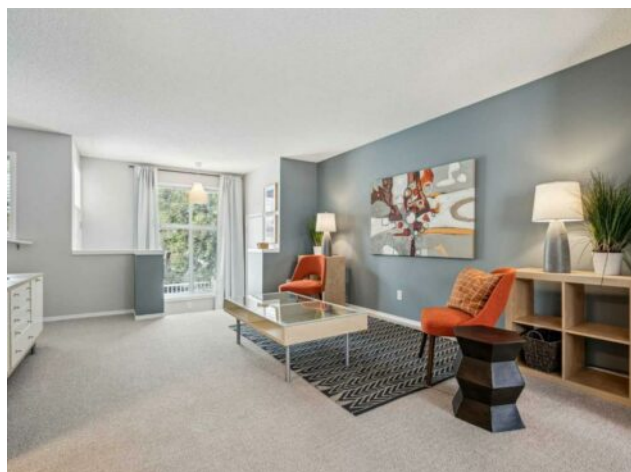


161 Mckenzie Towne Gate SE Calgary, Alberta

MLS # A2229587


\$425,000

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,162 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 381 |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Concrete, Stucco, Vinyl Siding | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: N/A

Step into this inviting 1162 sq ft 2-storey home, offering 2 big bedrooms, both with walk-in closets, and 2 bathrooms in the highly sought-after community of McKenzie Towne. Recently updated with fresh paint and a newly renovated stunning 4-piece bathroom featuring tile flooring, this clean and move-in ready home awaits. Upstairs, a smart landing area provides an excellent opportunity for a compact workspace or convenient extra storage. The heart of the home, a roomy kitchen with a convenient island and sliding glass door to the balcony, is perfect for entertaining and daily living. You'll appreciate the convenience of a large attached 2-car garage and ample basement laundry with plenty of storage. Outside, a beautiful entrance welcomes you with mature trees and thoughtful landscaping, leading to a charming front patio area. Best of all, enjoy the ultimate convenience with walkable access to McKenzie Towne High Street shopping and multiple schools just moments away. This delightful home truly offers comfort, style, and an incredible location!