



GRASSROOTS
REALTY GROUP

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393 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2244252



\$460,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

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 upgrades—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 area—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.