



GRASSROOTS
REALTY GROUP

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117 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2257600



\$435,000

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Furniture Negotiable

ARGUABLY THE BEST UNIT IN THE COMPLEX | FEEL OF A DETACHED HOME | WINDOWS ON THREE SIDES | DOUBLE ATTACHED GARAGE | WALK TO HIGH STREET SHOPPING | Welcome home to 117 McKenzie Towne Gate SE, located in the wonderful complex at "The Mosaic on High Street." This unit is within walking distance of absolutely everything McKenzie Towne has to offer, truly an exceptional location. As you enter this end unit townhome, you'll immediately notice this doesn't feel like the average townhome, with large windows on three sides flooding the home with natural light throughout. The main level features a sizable kitchen with stainless steel appliances, a large pantry, and a spacious island accompanied by a large dining area, perfect for family gatherings or entertaining friends. The living room features soaring ceilings with even more windows, offering ample space to kick back and enjoy a Flames game or a cozy movie night this winter. As you head upstairs, you'll find a conveniently located 2-piece bathroom positioned well out of the way from any eating or dining areas. The upper level features a large primary bedroom with windows on both sides and ample closet space. The second and third bedrooms would make a great guest room and home office, and are ideal in size for little ones, including a walk-in closet, while a sizable 4-piece bathroom completes this level. The lower level is an ideal storage space for bikes, outdoor gear, or anything else needing to be tucked away, and provides access to the fully insulated double attached garage, with no issue fitting two SUVs—something you don't always find in a townhome. With quick access to major routes like Stoney Trail and Deerfoot, McKenzie Towne Square, nearby schools, Fish Creek Park, the Bow River,

and countless amenities, this home delivers the perfect mix of comfort, convenience, and community. The local community centre offers programs for all ages and hosts regular events, with McKenzie Towne ranked among the top 26 master-planned communities in the world by the Urban Land Institute for its reflection of small-town living. This is a fantastic opportunity to own in one of the area's most desirable complexes—please reach out today to book your private showing.