



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2259893**



**\$400,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,298 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Asphalt, Double Garage Attached, Garage Door Opener, Garag		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Garden, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Main floor entertainment unit, shelving in garage, deep freezer in garage.

Welcome to this beautiful, well cared for townhouse in the heart of McKenzie Towne that has NEW PAINT throughout and brand new A/C unit installed just two months ago! The open concept kitchen features a large island that is centrally located and flows into the living room on one side and the sunken dining room on the other, creating the perfect space for entertaining. The main floor features hardwood throughout, large windows that fill the home with natural light and a convenient half bath. Upstairs you'll find a 3-piece bathroom and 3 spacious bedrooms including the primary with a walk-in closet. The basement offers access to the laundry and a DOUBLE ATTACHED GARAGE with paved rear lane access. Enjoy your morning coffee in your fenced front yard. An unbeatable location within walking distance to shops, restaurants, coffee spots, and professional services, while also having access to a splash park, toboggan hill, sports courts and community events. Schools and parks nearby, with quick access to both Stoney Trail and Deerfoot. This move-in ready home located in one of Calgary's most vibrant and connected communities, is waiting for you!