



GRASSROOTS
REALTY GROUP

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77 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2265247



\$410,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn, See Remarks, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan		
Inclusions:	A/C unit		

Welcome to McKenzie Towne's Mosaic on High Street. This RARE SOUTH FACING CORNER UNIT townhome boasts over 1620sqft of developed living space, substantial S/SW/W facing windows allowing for maximum natural sunlight, 2 large bedrooms EACH with their own 4pc ensuite (tub and shower), open floor plan, 9' ceilings, and SINGLE ATTACHED GARAGE, with ample additional parking in parking lot across the street and street parking. RECENT RENOVATIONS & UPGRADES include new hot water tank 2021, flooring (LVP and carpet throughout), developed basement w/ permits, painted interior and new trim, microwave hood fan, blinds, light switches and outlets, closet organizer in master, NEST thermostat. This popular and well-maintained complex also takes care of your front lawn/shrub and snow removal right to your doorstep. Literally steps to Sobeys, Breathe Hot Yoga, INVERNESS POND, a variety of restaurants/cafes/shops, bike/walking paths, and City Transit. McKenzie Towne is also connected to major thoroughways for quick access to downtown and/or those mountain escapes. Book your showing today!