



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

89 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2266104



\$310,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,015 sq.ft.	Age:	2004 (21 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Pantry		

Inclusions:	N/A
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Welcome to this unique and stylish loft-style townhome perfectly positioned on High Street — where you can grab your morning coffee, meet friends at the local pub, or head out for dinner, all just steps from home. Enjoy the lifestyle that comes with having parks, pathways, shopping, schools, transit, and the South Health Campus minutes away. This bright and spotless home features its own private fenced front yard, an attached garage, and a partly finished full basement ready for your finishing touches. Step inside to a spacious front entry with soaring ceilings and ample closet space. The main level offers an inviting open layout with easy-care laminate flooring, a functional kitchen with abundant cabinetry and a pantry, a generous dining area, a large living space, and a convenient half bath. Upstairs, the open loft-style bedroom serves as a peaceful retreat with a walk-in closet, sitting or office nook, and a private ensuite. The basement already has drywall and some flooring in place, offering plenty of potential to customize your additional living area. Located in a well-run complex with plenty of visitor parking, this home delivers comfort, convenience, and character in one of Calgary's most desirable neighborhoods. A perfect opportunity for first-time buyers or anyone looking to enjoy the McKenzie Towne lifestyle!