



GRASSROOTS
REALTY GROUP

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77 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2280845



\$410,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Lawn, Private, See Remarks, Underground Sprinklers		

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

Welcome to McKenzie Towne's Mosaic on High Street. This RARE SOUTH FACING CORNER UNIT is located on the south side of the complex so no busy street or traffic, just plenty of privacy and sunshine! This beautifully renovated 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 ensuites (tub and shower), open floor plan, 9'9" ceilings, developed basement (with bathroom rough-in, large storage area and built-in storage shelves), plus a SINGLE ATTACHED GARAGE with ample additional parking in visitor section, 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. Walkability is 10/10! McKenzie Towne is also connected to major thoroughways for quick access to downtown and/or those mountain escapes. Book your showing today!