

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

**MLS # A2212750**



**\$450,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** 2 Keys, 2 Mail box keys, Coffee island, 2 bar stools, storage shelving

Welcome home to this beautiful & spacious air-conditioned two-story end unit townhome in the heart of McKenzie Towne. You will immediately fall in love with the stunning color palette and design choices already completed for you before moving in! Rich in color, you are welcomed by a spacious family-approved living area with a cozy great room open to the kitchen & dining area, all with maple hardwood flooring. The smart chef's kitchen is upgraded with the following features: cozy breakfast nook, exterior balcony for BBQing, maple cabinet doors, oversized island & raised eating bar, stainless sink with window above & upgraded sleek stainless steel appliances. The front foyer offers high ceilings, tiled flooring, and a south-facing bay window overlooking your private 10 x 8 concrete patio and fenced yard. Ideal for your sunny morning coffees. Enjoy the sizeable primary bedroom suite on the top floor featuring a generous closet and a private 4-piece bathroom. Another good-sized bedroom with an attached 4-piece bathroom and a hallway linen closet completes this level. The lower level offers a double attached garage, and a storage room with lots of potential for an extra flex room. Immaculately maintained with excellent design choices, you will love this home! Nicely located near High Street shops and very close to all amenities: Transit, Tim Hortons, 52nd St, Stoney Trail, Shopping, Parks, schools, churches, and playgrounds. The summer July 2025 possession date is available. Don't miss this opportunity. Call your friendly REALTOR(R) to book your viewing right away!