# \$394,999 - 75 Mckenzie Towne Gate Se, Calgary

MLS® #A2252253

### \$394,999

3 Bedroom, 2.00 Bathroom, 1,393 sqft Single Family on 0.00 Acres

McKenzie Towne, Calgary, Alberta

PRICE ADJUSTMENT! This freshly updated home in McKenzie Towne offers plenty of room for the whole family, with nearly 1400 sq ft, 3 spacious bedrooms and a comfortable den/home office space. Well suited for a first-time buyer, a family or a savvy investor. Upon entering, you will be immediately impressed by the soaring ceilings, NEW PAINT and NEW CARPET. The main floor features a functional, open concept layout, with a generous living room, dining space, well appointed kitchen and 2-pc washroom. There is also an inviting, sun-filled den, which would make a perfect home office or relaxation nook. Upstairs you will find a huge primary bedroom with walk-in closet, two more sizeable bedrooms and a 4-pc washroom. The basement offers access to laundry, storage and a SINGLE CAR GARAGE. Bask in the sunshine, in your fenced front yard. The complex is in the process of replacing all the fencing and you are facing a greenbelt, with no neighbours in front of you! This is a quiet and pet-friendly complex, with immaculately maintained landscaping and visitor parking. A truly unbeatable location, situated between McKenzie Towne Centre, parks and pathways. It is a quick walk to an endless array of shopping, lovely parks and recreational opportunities. Convenient connection to Deerfoot Trail and other major roadways. Residents of McKenzie Towne also have access to a splash park, toboggan hill, sports courts and community events. You will love







living here! Check out the 3D tour and book a showing before it's too late! (id:6289)

### Built in 2003

### **Essential Information**

Listing # A2252253
Price \$394,999

Bedrooms 3
Bathrooms 2.00
Half Baths 1

Square Footage 1,393 Acres 0.00 Year Built 2003

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 75 Mckenzie Towne Gate Se

Subdivision McKenzie Towne

City Calgary
Province Alberta
Postal Code T2Z4G1

#### **Amenities**

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features Treed, Back lane, No Animal Home, No Smoking Home, Level, Parking

Parking Spaces 1

Parking Attached Garage

# of Garages 1

### Interior

Appliances Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window

Coverings

Heating Forced air

Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 2

Has Basement Yes

### **Exterior**

Exterior Stucco

Exterior Features Landscaped Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office MaxWell Capital Realty





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