

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

MLS® #A2252253

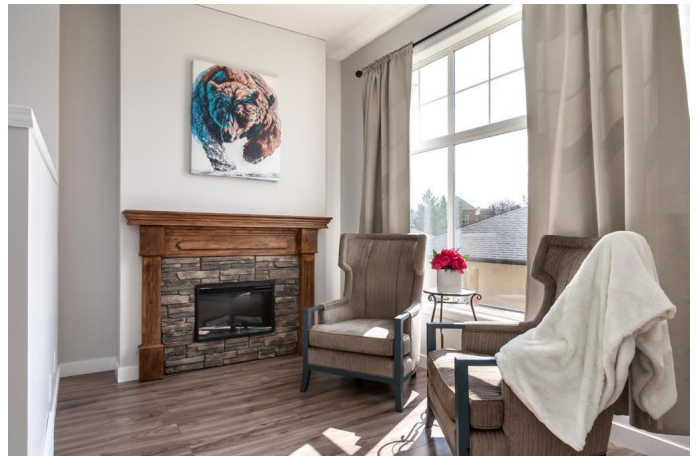
**\$394,999**

3 Bedroom, 2.00 Bathroom, 1,393 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

**\*OPEN HOUSE SATURDAY NOV 8TH**

**11:30-1:30PM\*** 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!

Built in 2003

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252253      |
| Price          | \$394,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,393         |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 75 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 4G1                   |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Picnic Area, Visitor Parking |
| Parking Spaces | 1                            |
| Parking        | Single Garage Attached       |
| # of Garages   | 1                            |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,                                                  |

|                 |                  |
|-----------------|------------------|
|                 | Window Coverings |
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Partial          |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Playground                                                 |
| Lot Description   | Back Lane, Front Yard, Greenbelt, Landscaped, Level, Treed |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame                                         |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 81                |
| Zoning         | DC (pre 1P2007)   |
| HOA Fees       | 227               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.