

\$312,000 - 16, 21 Mckenzie Towne Gate Se, Calgary

MLS® #A2270528

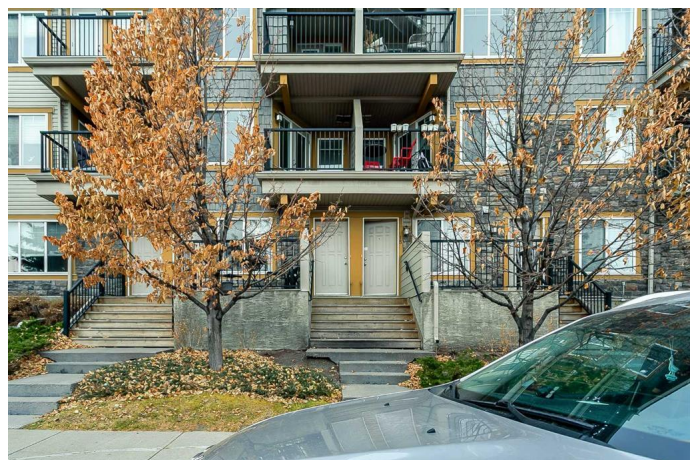
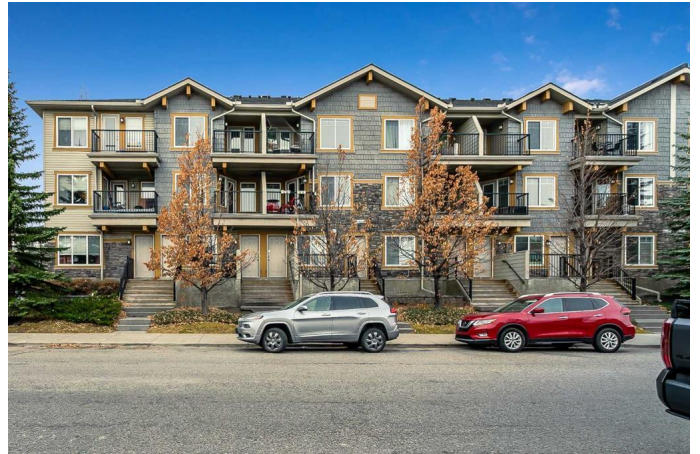
\$312,000

2 Bedroom, 3.00 Bathroom, 942 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your new chapter in the charming community of McKenzie Towne, where convenience isn't just a luxury, it's literally across the street. This two-bedroom two and a half bathroom unit offers 942 square feet of thoughtfully designed living space. Step inside and discover a home that's been lovingly maintained and recently refreshed with paint. The layout flows beautifully making every square foot count, both comfortable and functional. Featuring an open concept living and dining area, perfect for a casual hang, entertaining guests or day-to-day relaxing. The Kitchen, with its own spacious pantry, offers ample storage and is a space that will function to create your favorite meals. You have the option of creating the spaces you need with either a large dining table or even perhaps adding in a prep Island in whatever suits your needs and lifestyle. The spacious living room adjacent to the kitchen can host all of the furniture for you to kick back and relax in. Upstairs you'll find two generously sized bedrooms. The primary bedroom complete with its own private balcony. Perfect for morning coffees or evening wind-downs, while the second bedroom boasts its own convenient two-piece ensuite. A full four-piece bathroom with ample storage as well as a dedicated laundry closet with stacked washer/dryer complete the upper floor. Your secure heated underground parking stall ensure, you'll never play the "musical parking spots game" again and ample street parking,



plus visitor parking welcomes your guests, and storage is never a concern with a assigned storage locker included with the unit. Here's where the location truly shines, step outside your door and you're essentially in the center of the heart of Mackenzie Towne Good Life Fitness sits practically next door and Sobeys is just nearly across the street for all your grocery runs. Restaurants, shopping, doctor's offices, dentists vet clinics, you name it all literally out your doorstep as well as parks and pathways nearby, providing green space for outdoor adventures and public transit connections to make a commuting a breeze. The financial picture is equally attractive with reasonable condo fees covering everything except electricity and internet. Pet owners rejoice dogs and cats are welcome with board approval. Whether you're a first-time buyer ready to build equity, a downsizer seeking maintenance-free living or an investor eyeing a rental property. This property delivers on multiple fronts. The combination of affordability location and lifestyle flexibility makes this a rare find.

Built in 2007

Essential Information

MLS® #	A2270528
Price	\$312,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	942
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status	Active
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Community Information

Address	16, 21 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z0C5

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	5
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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