



# 197 Mckenzie Towne Gate Calgary Alberta

\$430,000

Welcome to this stunning two-bedroom, 1.5-bathroom home in the highly sought-after community of McKenzie Towne. Perfectly situated within walking distance to a variety of shops, restaurants, and amenities, this home offers both convenience and privacy, with NO DIRECT NEIGHBORING PROPERTIES OVERLOOKING THE SPACE. As you arrive, you'll be greeted by a charming fenced front porch, an ideal spot to enjoy your morning coffee while taking in the surrounding community. Step inside to a welcoming grand foyer, complete with a front closet for added storage and BRAND NEW LUXURY VINYL FLOORING that extends throughout the main level. The open-concept floor plan seamlessly blends the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. Natural light floods the living room through a large bay window, enhancing the warmth of the space. The kitchen features durable laminate countertops, sleek stainless steel appliances, and ample cabinetry, providing plenty of room for all your culinary essentials. Just steps away, the dining area is illuminated by a stylish light fixture and offers direct access to a private balcony, perfect for relaxing. Completing the main level is a convenient two-piece bathroom. Upstairs, plush carpet flooring extends throughout both bedrooms with a landing that could be used as a home office. The first bedroom is well-suited as a guest room, or children's space and the primary bedroom is a retreat with two large windows that offer a picturesque view of the nearby shops. The upper level is finished with a four-piece bathroom, complete with tiled flooring and laminate countertops. The partially finished basement offers additional storage and houses the washer and dryer, along with direct access to the DOUBLE ATTACHED GARAGE and a BRAND NEW HOT WATER TANK! Living in McKenzie Towne means enjoying a vibrant and family-friendly atmosphere...

Furnace 13.33 Ft x 11.83 Ft  
2pc Bathroom 4.42 Ft x 4.67 Ft  
Dining room 9.00 Ft x 8.75 Ft  
Foyer 9.75 Ft x 5.50 Ft  
Kitchen 12.17 Ft x 11.50 Ft

Living room 13.75 Ft x 16.75 Ft  
4pc Bathroom 4.83 Ft x 8.00 Ft  
Bedroom 11.92 Ft x 10.83 Ft  
Primary Bedroom 13.50 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:  
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