



## 77 Mckenzie Towne Gate Calgary Alberta

\$410,000

Welcome to McKenzie Towne's Mosaic on High Street. This RARE SOUTH FACING CORNER UNIT is located on the south side of the complex so no busy street or traffic, just plenty of privacy and sunshine! This beautifully renovated townhome boasts over 1620sqft of developed living space, substantial S/SW/W facing windows allowing for maximum natural sunlight, 2 large bedrooms EACH with their own 4pc ensuite (tub and shower), open floor plan, 9'9" ceilings, developed basement (with bathroom rough-in, large storage area and built-in storage shelves), plus a SINGLE ATTACHED GARAGE with ample additional parking in visitor section, parking lot across the street, and street parking. RECENT RENOVATIONS & UPGRADES include new hot water tank 2021, flooring (LVP and carpet throughout), developed basement w/ permits, painted interior and new trim, microwave hood fan, blinds, light switches and outlets, closet organizer in master, NEST thermostat. This popular and well-maintained complex also takes care of your front lawn/shrub and snow removal right to your doorstep. Literally steps to Sobeys, Breathe Hot Yoga, INVERNESS POND, a variety of restaurants/cafes/shops, bike/walking paths, and City Transit. Walkability is 10/10! McKenzie Towne is also connected to major thoroughways for quick access to downtown and/or those mountain escapes. Book your showing today! (id:6769)

Recreational, Games room 14.83 Ft x 11.92 Ft

Laundry room 18.92 Ft x 15.50 Ft

Kitchen 11.50 Ft x 8.67 Ft

Dining room 9.92 Ft x 8.17 Ft

Living room 15.58 Ft x 12.50 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

Primary Bedroom 13.67 Ft x 10.75 Ft

Bedroom 11.33 Ft x 10.33 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.bradherman.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)