

# \$460,000 - 393 McKenzie Towne Gate Se, Calgary

MLS® #A2244252

**\$460,000**

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Effortless Bungalow-Style Living in McKenzie Towne

Move-in ready and freshly professionally repainted in September, this beautifully maintained townhome offers true single-level, main-floor living in the heart of vibrant McKenzie Towne. With over 1,100 sq. ft. of thoughtfully designed space, this 2-bedroom, 2-bathroom bungalow blends comfort, convenience, and smart upgrades—perfect for anyone seeking low-maintenance living without compromise.

The open-concept layout features a generous front living room with a cozy gas fireplace, custom built-ins, and expansive windows that flood the home with natural light. The kitchen, complete with a central island and seating, flows seamlessly into the dining area—an ideal setup for both everyday meals and entertaining.

The spacious primary suite includes a walk-in closet with custom shelving and a private ensuite, while the second bedroom and full guest bath provide versatility for family, guests, or a home office. A dedicated laundry room, oversized storage/workspace off the garage, and a double attached garage add exceptional practicality.

Recent upgrades include central air conditioning, a whole-home water softener,



and a filtration system, all designed to elevate everyday comfort. With low condo fees and a walkable location just minutes from McKenzie Towne’s High Street shops, restaurants, and amenities, this home combines lifestyle and convenience.

Whether you’re downsizing, looking for easy lock-and-leave living, or simply want the ease of a turnkey bungalow townhome, this property checks every box.

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244252      |
| Price          | \$460,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,194         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 393 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 1C8                    |

**Amenities**

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Parking, Picnic Area, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                          |
| Parking        | Double Garage Attached, Off Street                         |

# of Garages 2

## Interior

Interior Features Bookcases, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Distiller

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partial, Unfinished

## Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Few Trees, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 31st, 2025

Days on Market 62

Zoning M-1

HOA Fees 226

HOA Fees Freq. ANN

## Listing Details

Listing Office Real Broker

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