



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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393 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2244252



\$475,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 332
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	na		

Effortless bungalow-style living in this beautifully maintained townhome in the heart of vibrant McKenzie Towne. With over 1,100 square feet of thoughtfully designed space on a single level, this 2-bedroom, 2-bathroom home blends comfort, convenience, and smart upgrades—ideal for those seeking low-maintenance living without compromise. The open-concept layout offers a generous front living room anchored by a cozy gas fireplace, custom built-ins, and expansive windows that bathe the space in natural light. The kitchen features a central island with seating, perfect for casual breakfasts or entertaining, and flows seamlessly into the dining area. The spacious primary suite boasts a walk-in closet with custom shelving and a private ensuite, while the second bedroom and full guest bath offer flexibility for family or guests. A dedicated laundry room, oversized storage/workspace off the garage, and a double attached garage add to the home’s thoughtful functionality. Recent upgrades include central air conditioning, a whole-home water softener, and a filtration system—all designed to enhance everyday comfort. Enjoy the ease of low condo fees in a walkable location just minutes from the shops, restaurants, and amenities of McKenzie Towne’s High Street. Whether you’re looking to downsize or simply want easy, lock-and-leave living in a fantastic community—this turnkey bungalow townhome offers it all.