

\$475,000 - 393 McKenzie Towne Gate Se, Calgary

MLS® #A2244252

\$475,000

2 Bedroom, 2.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

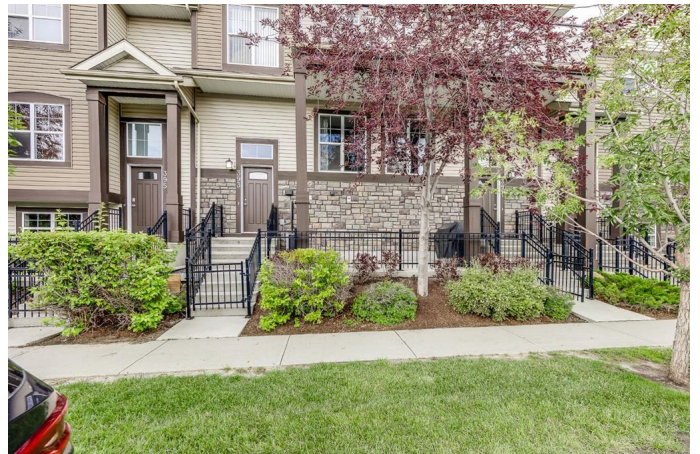
McKenzie Towne, Calgary, Alberta

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.

Built in 2013

Essential Information

MLS® #	A2244252
Price	\$475,000
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	39
Zoning	M-1
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.