

# \$349,900 - 12, 21 McKenzie Towne Gate Se, Calgary

MLS® #A2228351

**\$349,900**

2 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Modern Comfort Meets Community Living in the Heart of McKenzie Towne – Prime Real Estate for First-Time Buyers! Step into the perfect blend of comfort, convenience, and community with this bright and beautifully maintained 2-bedroom, 1 - 1 ½ -bathroom townhome in the heart McKenzie Towne – one of Southeast Calgary’s most walkable, family-friendly neighborhoods. With assigned, secured, and heated underground parking + storage, and 927 sq ft of smart, functional living space, this home offers the ideal layout for young couples, remote workers, or anyone looking to break into the housing market without compromise. The open-concept kitchen and living area flow seamlessly onto a private balcony – great for morning coffees, evening wine, or a little container gardening. Both bedrooms are generously sized – use one as a cozy guest room, a dedicated home office, or future nursery. The well-appointed bathroom, in-suite stacked laundry, and ample storage throughout, add to the home’s comfort and convenience. You will also love the unbeatable location! This unit has generous parking availability right out front that ensures convenience at all hours. Just steps away you’ll find ALL AMENITIES, parks, playgrounds, pathways, hockey rink, skate park, and just a short walk to top-rated schools and daycares. HIGH STREET is just seconds away and is a vibrant commercial hub with shopping, SOBEY’S grocery, top rated pubs, restaurants, cafes, and local services.



Calgary Transit is just up the block with quick and easy access to Deerfoot & Stoney Trail for easy commuting. Whether youâ€™re starting your homeownership journey, adding to your investment portfolio, or simplifying your lifestyle, this townhome offers exceptional value in a vibrant, welcoming and beautiful established SE community. Donâ€™t miss your chance to make this charming McKenzie Towne property your home â€“ book your private showing today!

Built in 2007

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2228351      |
| Price          | \$349,900     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 927           |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 12, 21 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne                |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 0C5                       |

**Amenities**

|           |                                                                                                |
|-----------|------------------------------------------------------------------------------------------------|
| Amenities | Bicycle Storage, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
|-----------|------------------------------------------------------------------------------------------------|

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Parking Spaces | 1                                                                             |
| Parking        | Additional Parking, Garage Door Opener, Heated Garage, On Street, Underground |
| # of Garages   | 1                                                                             |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, Pantry, Storage, Vinyl Windows                 |
| Appliances        | Dishwasher, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Central                                                                             |
| Cooling           | Window Unit(s)                                                                                 |
| Basement          | None                                                                                           |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                   |
| Lot Description   | Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Many Trees |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Composite Siding, Concrete, Stone, Vinyl Siding, Wood Frame, Post & Beam  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 77             |
| Zoning         | M-1            |
| HOA Fees       | 226            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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