

# \$314,900 - 7, 21 Mckenzie Towne Gate Se, Calgary

MLS® #A2109705

**\$314,900**

2 Bedroom, 3.00 Bathroom, 1,011 sqft

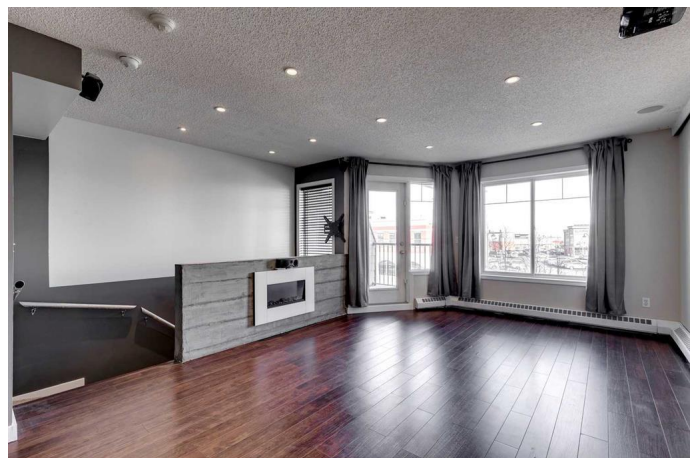
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Situated in the sought-after neighborhood of McKenzie Towne, this bright and centrally located two-story condo, with two bedrooms and three bathrooms offers a short walk to grocery stores, restaurants, churches, a gym, health and veterinary clinics, coffee shops, schools, park-and-ride express bus service to downtown, and more.

Boasting two north-facing balconies and heated underground parking, this modern and upgraded residence offers both convenience and comfort. The main floor features an open-concept design flooded with natural light and conducive to entertaining. Prepare meals effortlessly in the well-appointed kitchen, complete with ample cabinet and counter space, a spacious walk-in pantry, and a generous breakfast bar, all seamlessly connected to the inviting living area. The living room features a stylish electric fireplace, large windows, balcony access, adjacent two-piece bathroom and an in-home theater with pre-wired 5 speaker system, a projector, and screen size up to 160"

Upstairs, discover a full four-piece bathroom and two bedrooms. Enjoy the fresh air from the balcony accessed off one bedroom while the other bedroom features an ensuite half-bath. The upper-floor stacked laundry facilities make the chores seem effortless. This exceptional home includes one underground parking stall (#5), a storage locker (#1), offers the additional benefit of on-street parking directly out your



front door, and ample visitor parking.  
Pet-friendly, with small pets under 20 lbs  
permitted upon board approval.

Built in 2007

### **Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2109705      |
| Price          | \$314,900     |
| Sold Price     | \$345,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,011         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 7, 21 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z0C5                       |

### **Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Bicycle Storage, Laundry, Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                           |
| Parking        | Heated Garage, Off Street, Secured, Underground             |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer |
| Heating           | Forced Air                                                         |

|                 |          |
|-----------------|----------|
| Cooling         | None     |
| Fireplace       | Yes      |
| # of Fireplaces | 1        |
| Fireplaces      | Electric |
| Basement        | None     |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | Landscaped                |
| Roof              | Asphalt Shingle           |
| Construction      | Wood Frame                |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2024 |
| Date Sold      | March 2nd, 2024     |
| Days on Market | 9                   |
| Zoning         | M-1                 |
| HOA Fees       | 226.60              |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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