

**205 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2276192**



**\$400,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,324 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, On Street, Rear Drive, See Remarks		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 587
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Direct Control (DC (Pre-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

ATTENTION INVESTORS and First Time Home BUYERS! This little GEM In the DESIRABLE, UPBEAT, INCLUSIVE, community of Mckenzie Towne is a MUST-SEE and just may HOLD the KEY to UNLOCK your Real Estate DREAMS! STEPS AWAY From the Mckenzie Towne BUS TERMINAL, ALL SHOPPING and SO MUCH MORE - YOU CANNOT BEAT THE LOCATION! Whether you want to step right into RENTAL OWNERSHIP with INSTANT REVENUE or if you want a LOVELY place to make and call HOME look NO FURTHER. As you walkthrough your DARLING FENCED FRONT YARD to access your NEW HOME you will notice how PRIVATE it feels with the LUSH LANDSCAPING. A GREAT PLACE to ENJOY your morning coffee. As you enter YOUR NEW HOME you will find LARGE WINDOWS that DRENCH your HOME with NATURAL SUNLIGHT With a BEAUTIFUL SPACE just off your ENTRY for an OFFICE or PLAYROOM you will see this allows YOUR FAMILY to have the SEPARATED SPACE we ALL need and DESIRE in our homes. Taking a couple of steps up to your SPRAWLING main LIVING SPACE, DINING AREA and KITCHEN featuring MASSIVE windows again and a fair sized ISLAND perfect for ENTERTAINING. Your Upper level features 2 PRIMARY Bedrooms. The MAIN PRIMARY RETREAT features Large Windows, WALK-IN CLOSET with a window and a FANTASTIC 4 piece EN-SUITE BATHROOM. The SECOND PRIMARY BEDROOM which is a smidge smaller than the main, featuring another GREAT 4 piece EN-SUITE with a GENEROUS floor plan. Making your way to the lower level you will see another GUEST 1/2.BATHROOM and stairs leading to the UTILITY ROOM and LAUNDRY ROOM. You will notice STORAGE is NOT AN ISSUE. Off of the laundry room you have another

RECREATIONAL/ Storage SPACE, Great place for a HOME GYM Or RECORDING STUDIO, the possibilities are endless and finally last but not least we make our way to your MASSIVE DOUBLE ATTACHED GARAGE making it a bit easier to deal with our Alberta weather patterns and room to install more STORAGE SOLUTIONS. CALL YOUR FAVOURITE to secure a time for your private tour with your AGENT to UNLOCK your Real Estate DREAMS now!