

# \$489,000 - 325 Mckenzie Towne Square Se, Calgary

MLS® #A2223480

**\$489,000**

2 Bedroom, 3.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

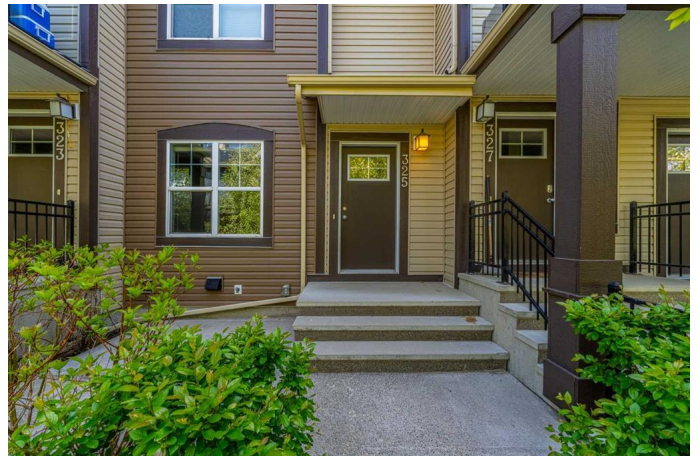
Welcome to Mosaic Mirage in McKenzie Towne, a two-storey townhome that blends smart design with the neighbourhood charm buyers crave.

Step through the gated front porch and into an airy, open-plan main floor where the living, dining, and kitchen spaces flow effortlessly together. This space is perfect for everything from quiet weeknight dinners to game-day gatherings. A patio door off the dining area leads to a balcony.

Upstairs, two true primary suites each feature their own full ensuite bath and walk-in closet, while a dedicated upper-level laundry room keeps everyday chores convenient and out of sight.

Need a flexible zone for workouts, storage, or a future office? The partially finished basement is ready for your vision.

A double attached garage shelters vehicles (and your gear) year-round, while extra guest parking is just steps away in this well-managed complex. Out front, the porch overlooks landscaped common grounds and invites friendly conversation with neighbours. As an added bonus, the sale includes select furnishings: floor lamp, side table, desk, gaming chair, LG 55" OLED C2 TV, shelf unit, floor fan, picture, and a few accent rugs — move-in ready comfort.



Location is everything: enjoy a three-minute stroll to picturesque Inverness Pond, quick transit connections, and effortless access to Stoney and Deerfoot Trails. Groceries, coffee shops, pubs, and High Street™s boutiques are all within minutes, making errands or evenings out happily car-optional.

Low-maintenance living, unbeatable walkability, and two primary suites in Calgary™s beloved McKenzie Towne. Book your showing today and see why this townhome is the easy choice for your next move. \*Some photos are virtually staged\*

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2223480      |
| Price          | \$489,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,221         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 325 Mckenzie Towne Square Se |
| Subdivision | McKenzie Towne               |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2Z 1E3                      |

## Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Park, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                          |
| Parking        | Double Garage Attached                     |
| # of Garages   | 2                                          |

## Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Partially Finished, Partial                                                                                                                                                      |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Entrance |
| Lot Description   | Front Yard, Landscaped                            |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 28             |
| Zoning         | M-1            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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