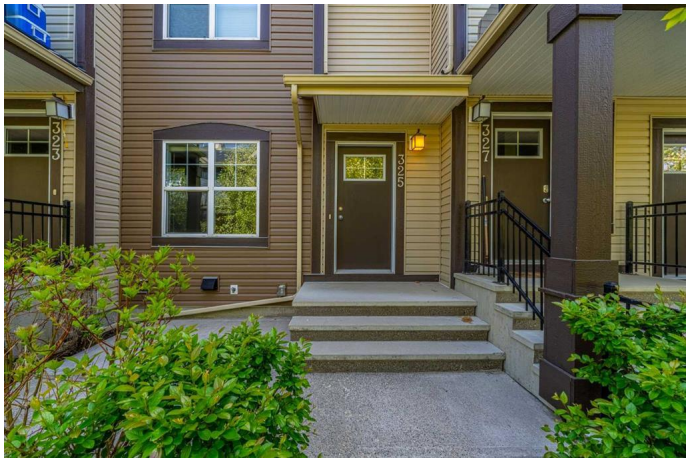
# $499,999 - 325 Mckenzie Towne Square Se, Calgary

MLS® #A2223480

**$499,999**
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 â€” 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 Streetâ€™s boutiques are all within minutes, making errands or evenings out happily car-optional.

Low-maintenance living, unbeatable walkability, and two primary suites in Calgaryâ€™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 | $499,999 |
| 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 | Partial, Partially Finished |

## 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 | 25 |
| Zoning | M-1 |
| HOA Fees | 227 |
| HOA Fees Freq. | ANN |

## Listing Details

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

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