

\$485,000 - 109 Mckenzie Towne Square Se, Calgary

MLS® #A2246620

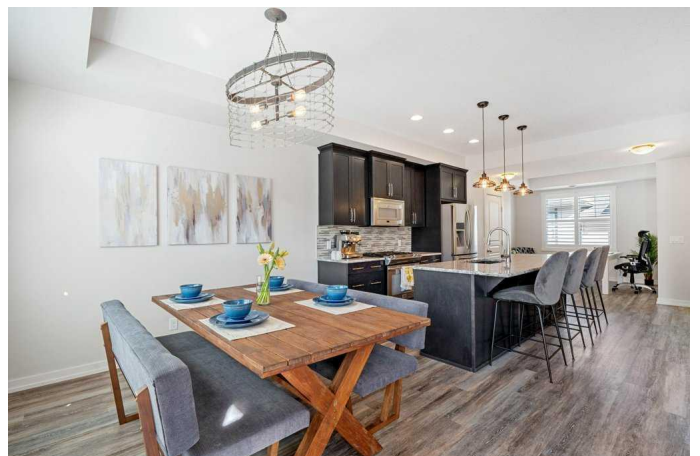
\$485,000

2 Bedroom, 2.00 Bathroom, 1,451 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to effortless living in Mosaic Mirage â€” where style, space, and sunshine meet in the largest (and arguably nicest) unit in the complex. Offering over 1,450 sq.ft. of thoughtfully designed, single-level living, this home blends functionality with modern updates in the heart of walkable McKenzie Towne. Just steps from the shops, restaurants, and services of High Street, the location is as convenient as it is charming. The unit has been freshly painted, and the layout features 2 spacious bedrooms plus an office that could easily be a third bedroom. The open-concept design is ideal for entertaining, enhanced by ceiling-mounted speakers, stylish lighting, and seamless flow to a generous west-facing balconyâ€”the perfect spot to enjoy a glass of wine at sunset. The kitchen impresses with upgraded cabinetry, granite countertops, a gas range, and central vac rough-in, while Hunter Douglas Palm Beach shutters add a polished finish to the windows. Stay cool in summer with central air conditioningâ€”a rare and welcome perk in this complex. The double attached garage offers direct access to a basement area currently set up as a home gym, making it easy to stay active without leaving the house. Perfect for professionals, downsizers, or small families, this home delivers low-maintenance living without compromising on quality or comfort. Whether youâ€™re hosting friends or enjoying a quiet evening on the balcony, this exceptional unit offers the best of McKenzie Towne



livingâ€”paired with the kind of space you simply wonâ€™t find anywhere else in Mosaic Mirage.

Built in 2012

Essential Information

MLS® #	A2246620
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,451
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	109 Mckenzie Towne Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E2

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	5
Zoning	M-1
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.