

# \$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 — 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 balcony—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 conditioning—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 you're hosting friends or enjoying a quiet evening on the balcony, this exceptional unit offers the best of McKenzie Towne



living”paired with the kind of space you simply won’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        | Double Garage Attached, Garage Faces Rear, Alley Access |
| # 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        | Partially Finished, Partial |

## 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 | 16               |
| 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.