

# \$474,900 - 325 Mckenzie Towne Square Se, Calgary

MLS® #A2223480

**\$474,900**

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.

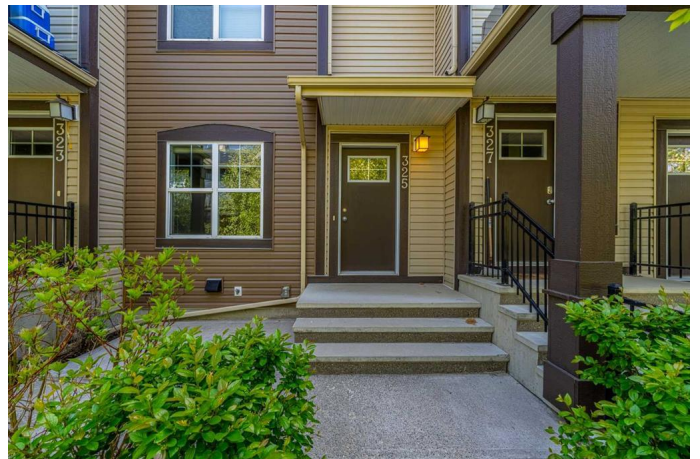
Step through the gated front porch and into an airy, open-plan main floor where the living, dining, and kitchen spaces flow effortlessly together. This space is perfect for everything from quiet weeknight dinners to game-day gatherings. A patio door off the dining area leads to a balcony.

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.

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          | \$474,900     |
| 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      | Snow Removal, Visitor Parking, Park, Trash |
| 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, Vinyl Windows, Walk-In Closet(s), Storage |
| 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, Private Entrance, Lighting |
| Lot Description   | Landscaped, Front Yard                            |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 70             |
| Zoning         | M-1            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

## Listing Details

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

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