

# \$575,000 - 89 Mckenzie Towne Drive Se, Calgary

MLS® #A2245219

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.09 Acres

McKenzie Towne, Calgary, Alberta

(OPEN HOUSE 1-3 PM Saturday on October 11 and 1-3 PM Sunday October 12) Welcome to 89 McKenzie Towne Drive SE, tucked into the charming, European-inspired community of Elgin! This well-cared-for 1560 square feet two-storey home offers a bright and functional layout, perfect for families or first-time buyers. The main floor features a spacious living room with a cozy corner gas fireplace, a large dining area, a garburator-equipped sink, 2-piece powder room and convenient main floor laundry room (LG washer/dryer included with purchase). Upstairs, you'll find three large sized bedrooms and two full bathrooms, including a primary suite with a walk-in closet and a private 4-piece ensuite. The unfinished basement is ready for your personal touch, with rough-in plumbing already in place for a future bathroom. Outside, the fully fenced backyard offers low-maintenance landscaping with fresh gravel, an oversized double detached garage, and enough space to accommodate a small-medium sized RV.

Recent upgrades include:

New roof (2022)

Fresh trim and painted garage (2023)

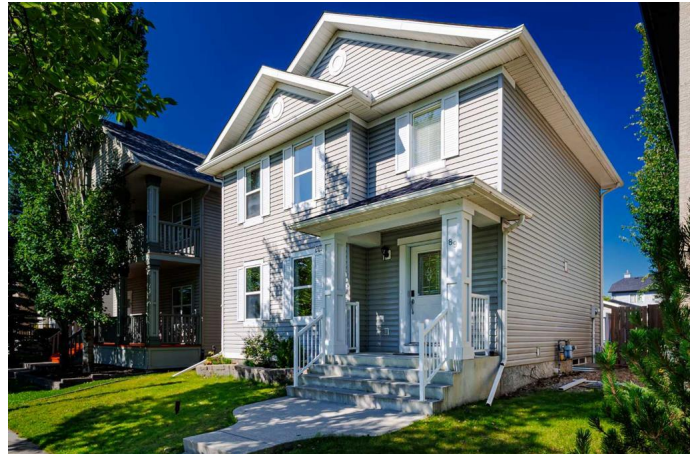
Newer boiler

Samsung fridge (2020)

Bosch dishwasher (2018)

Samsung range (2024)

Located just steps from a bus stop, local park,



and McKenzie Highlands School, with easy access to Sobeys, a GoodLife Fitness, restaurants, and more – this home combines comfort and convenience in one of SE Calgary’s most desirable neighborhoods.

Don’t miss your opportunity – schedule your private viewing today!

Built in 2004

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245219    |
| Price          | \$575,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.09        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 89 Mckenzie Towne Drive Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 3Y6                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Breakfast Bar                               |
| Appliances        | Dishwasher, Electric Stove, Freezer, Washer |
| Heating           | Natural Gas, Forced Air                     |
| Cooling           | None                                        |
| Fireplace         | Yes                                         |
| # of Fireplaces   | 1                                           |
| Fireplaces        | Gas, Decorative, Entrance                   |
| Has Basement      | Yes                                         |
| Basement          | Full, Unfinished                            |



## Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Front Yard |
| Roof              | Asphalt Shingle                                                   |
| Construction      | Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 89               |
| Zoning         | R-G              |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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.