

\$549,900 - 307 Mt Mckenzie Gardens Se, Calgary

MLS® #A2218807

\$549,900

3 Bedroom, 4.00 Bathroom, 1,321 sqft
Residential on 0.05 Acres

McKenzie Lake, Calgary, Alberta

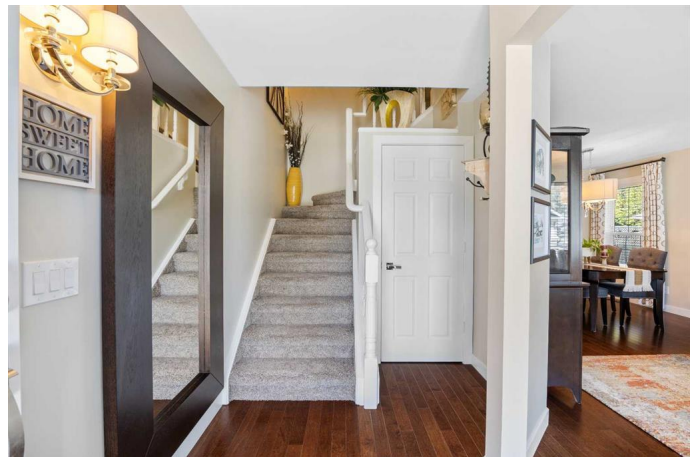
****OPEN HOUSE THIS SAT ON MAY 10th at 2-4pm**** Welcome to McKenzie Lake! This 3 Bedroom, 3.5 Bath townhouse features Renovated Kitchen and bathroom, central air conditioning, hardwood flooring throughout, and a fully finished basement. Situated on a corner lot, this home includes lake access and a double attached garage. The fenced backyard features with artificial Turf and fountain.

The Main Level offers a bright Living Room with a gas fireplace and a formal Dining Area. This renovated Kitchen features White kitchen cabinets extend to the ceiling, extra pantry space, and newer stainless steel appliances and quartz countertops with a breakfast counter for casual dining. A convenient half Bath and a Laundry area complete this level.

Upstairs includes 3 Bedrooms and 2 full Bathrooms. The spacious Primary Bedroom features a Walk-In Closet and a private 4-piece Ensuite with quartz countertop finishes. Two additional Bedrooms are well-sized and share a 3-piece Bathroom, providing comfort for family or guests.

The Basement is fully finished with a cozy room to relax, and a room with no window that you can use as a spare bedroom, with closet and Ensuite Bathroom.

Conveniently located near Fish Creek Park,



schools, shopping, and the Bow River. Major routes including Stoney Trail and Deerfoot Trail are easily accessible. Book your showing today!

Built in 1994

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2218807 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,321 |
| Acres | 0.05 |
| Year Built | 1994 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | Townhouse |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 307 Mt Mckenzie Gardens Se |
| Subdivision | McKenzie Lake |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2P9 |

Amenities

| | |
|----------------|-----------------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Quartz Counters, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, |

| | |
|-----------------|---|
| | Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | None |
| Lot Description | Back Yard, Corner Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 2 |
| Zoning | M-C1 |
| HOA Fees | 295 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--|

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