

**109 Mckenzie Towne Square SE**  
**Calgary, Alberta**

**MLS # A2246620**



**\$475,000**

|                  |                                                         |               |                   |
|------------------|---------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | McKenzie Towne                                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                |               |                   |
| <b>Size:</b>     | 1,451 sq.ft.                                            | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 2                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Double Garage Attached, Garage Faces Rear |               |                   |
| <b>Lot Size:</b> | -                                                       |               |                   |
| <b>Lot Feat:</b> | Low Maintenance Landscape                               |               |                   |

|                    |                                                                      |                   |        |
|--------------------|----------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                      | <b>Condo Fee:</b> | \$ 350 |
| <b>Basement:</b>   | Partial, Partially Finished                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                             | <b>Zoning:</b>    | M-1    |
| <b>Foundation:</b> | Poured Concrete                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Pantry, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

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.