302 Mt Mckenzie Gardens SE

Calgary | Active | MLS® A2360089

$479,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1994**	**1,368 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to McKenzie Lake Gardens, a sought after and tightly held complex in the heart of one of Calgary’s most established lake communities, where homes rarely become available for sale. Surrounded by mature landscaping and offering a quiet residential feel, this spacious two storey attached home combines generous room sizes, a unique dual primary bedroom layout, a front double attached garage and private outdoor space, all while enjoying the lifestyle that comes with living in McKenzie Lake. Step inside to a bright and inviting front living room where windows on two sides fill the space with natural light. A gas fireplace with stone surround and oak mantle creates a warm focal point, while the adjoining dining room provides plenty of room for entertaining, family dinners or hosting friends. The layout offers great separation between the living spaces while still maintaining an easy flow throughout the main floor. At the back of the home, the kitchen features warm oak cabinetry, marble inspired quartz countertops, a coordinating marble inspired backsplash and stainless steel appliances. There is plenty of workspace for everyday cooking, while the adjacent breakfast nook creates a comfortable spot for casual meals and morning coffee. From here, step directly outside to the private backyard, an inviting extension of the living space with a privacy wall between neighbouring properties and room to relax, entertain or enjoy summer evenings outdoors. A conveniently located two piece bathroom and main floor laundry complete this level. Upstairs, the dual primary bedroom layout is one of the home’s standout features. Both bedrooms are exceptionally spacious, easily accommodating larger bedroom furniture while still providing plenty of room to move. Each offers a large walk in closet and its own three piece ensuite, creating excellent privacy whether the home is shared by a couple, guests, family members or roommates. One ensuite features an open design while the second is tucked behind a pocket door. A separate storage closet positioned between the two bedrooms provides additional space for linens and everyday essentials. The front double attached garage adds another level of everyday convenience, providing secure parking, storage and guest parking on the driveway. The location is another major highlight. McKenzie Lake is known for its mature streetscapes, extensive pathway system and established community amenities including the lake for four seasons of activities. McKenzie Meadows Golf Club is just minutes away, while shopping, restaurants and everyday conveniences at South Trail Crossing are all within easy reach. Quick access to major roadways also makes getting around the city simple. With its generous living spaces, two oversized primary suites, double attached garage, private outdoor space and location within one of McKenzie Lake’s most tightly held complexes, this home offers a combination that can be difficult to find.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360089
Bedrooms	2
Bathrooms	3
Year Built	1994
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,368 sq. ft.
Main Level Finished Area:	689 sq. ft.
Upper Level Finished Area:	679 sq. ft.
Condo Fee:	$465.85
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Water
HOA Fee Frequency:	Annually
Lot Area:	3,283 sq. ft.
Lot Frontage:	44'7½"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1994 (Age: 32)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	9412248
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Driveway
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$393.75
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Statesman Villas
Community:	McKenzie Lake

Amenities:	Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 21'10" × 15'5" ·
Main Floor	Breakfast Nook · 10'8" × 9'1" ·
Main Floor	Kitchen · 12' × 10'8" ·
Upper Level	Bedroom - Primary · 14'10" × 14'6" ·
Upper Level	Bedroom · 12'10" × 12'6" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Golf, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, Quartz Counters, Storage, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Cul-De-Sac, Few Trees, Irregular Lot, Landscaped, No Back Lane, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-C1
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-mt-mckenzie-gardens-se-calgary-a2360089/

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