



THE
A-TEAM

**RE/MAX
FIRST**

270 MCKENZIE TOWNE Link, Calgary T2E 4E8

MLS® #: **A2120921**

Area: **McKenzie Towne**

Listing Date: **04/12/24**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2002

Lot Information

Finished Floor Area

Abv Sqft:

1,136

Low Sqft:

Ttl Sqft:

1,136

Lot Sz Ar:

Lot Shape:

DOM

37

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Int Feat:

Kitchen Island, No Animal Home, No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`4" x 12`1"
Dining Room	Main	8`10" x 4`9"
2pc Bathroom	Main	4`10" x 4`3"
Bedroom	Second	11`5" x 9`11"
4pc Ensuite bath	Second	4`11" x 8`2"

Room	Level	Dimensions
Kitchen	Main	12`3" x 11`7"
Foyer	Main	9`1" x 5`8"
Bedroom - Primary	Second	11`11" x 9`7"
4pc Ensuite bath	Second	4`11" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$381

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC(pre1P2007)

Legal Desc: **0214010**

Remarks

Pub Rmks: **The FURNACE was replaced in November 2023. Perfect for first-time homebuyers and investors! Welcome to this end unit, 2-story townhome in the highly desirable community of McKenzie Towne. This unit comes with a double attached garage. The main level boasts a bright and open floor plan with a spacious living room and a large patio door leading to the backyard, perfect for children to play. The south-facing functional kitchen includes an island, and from the sunny dining area, you can access and enjoy your breakfast and morning coffee on a south-facing balcony. There is also a 2-piece bathroom on the main floor. The upper level offers spacious dual master bedrooms, each with an 4 PC ensuite bathroom and walk-in closet. The washer and dryer are located on the lower level, which also provides ample storage space. This location is close to all amenities, including shopping, parks, walking paths, schools, churches, and playgrounds. Quick access is available within minutes to Stoney Trail, Deerfoot Trail, and 52 Street. The current lease will end on Mar 31, 2025.**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







