



THE
A-TEAM

**RE/MAX
FIRST**

211 MCKENZIE TOWNE Link, Calgary T2Z 1C9

MLS® #: **A2123090**

Area: **McKenzie Towne**

Listing Date: **04/17/24**

List Price: **\$495,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2011

Lot Information

Finished Floor Area

Abv Sqft:

1,282

Low Sqft:

Ttl Sqft:

1,282

Lot Sz Ar:

Lot Shape:

DOM

32

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

309

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Playground,Private Yard,Tennis Court(s)**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings

Int Feat:

Breakfast Bar,Open Floorplan,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`8" x 4`10"	Living Room	Main	13`9" x 10`6"
Dining Room	Main	10`2" x 12`0"	Kitchen With Eating Area	Main	9`8" x 17`2"
Entrance	Main	6`5" x 6`5"	Other	Main	8`5" x 14`4"
Walk-In Closet	Second	6`5" x 19`4"	Bedroom	Second	10`6" x 11`7"
4pc Ensuite bath	Second	4`11" x 7`8"	Laundry	Second	3`5" x 3`7"
Bedroom - Primary	Second	14`1" x 14`0"	Walk-In Closet	Second	4`11" x 4`4"
3pc Ensuite bath	Second	4`11" x 7`11"	Other	Basement	16`6" x 11`7"

Condo Fee:
\$315

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1211195**

Remarks

Pub Rmks: **This former show home is truly exceptional, boasting an open floor plan, central air conditioning to keep you comfortable year-round, the hardwood flooring throughout the main level, large and the bright window in the living room, plus the gourmet kitchen with stainless steel appliances, raise eating bar and the nook area adds a touch of luxury and functionality to the home. Upper level with two spacious bedrooms, each featuring its own ensuite bathroom and walk-in closet, it's perfect for modern living. The convenience of upper floor laundry and a double attached garage adds practicality to its charm. And the location couldn't be better! Close proximity to schools, parks, playgrounds, and scenic trails around Inverness Pond means endless opportunities for outdoor enjoyment and relaxation. With easy access to transit routes and major roads like Deerfoot Trail and Stoney Trail, commuting is a breeze. And having local shopping districts nearby ensures that everything you need is within reach. It sounds like the perfect blend of comfort, convenience, and modern living!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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







