



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**346 MCKENZIE TOWNE Link, Calgary T2C 4E9**

MLS®#: **A2124528**

Area: **McKenzie Towne**

Listing Date: **04/19/24**

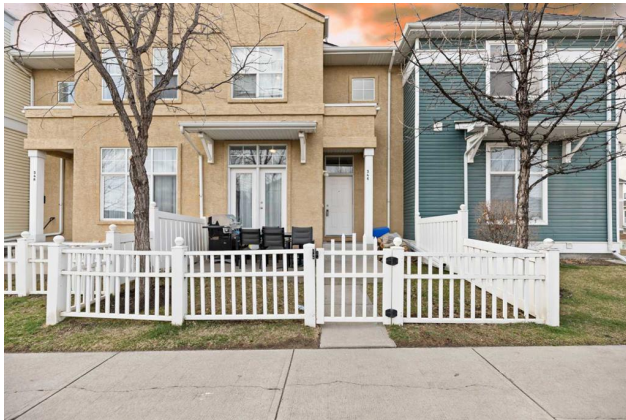
List Price: **\$449,900**

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:

**1,300**

Low Sqft:

Ttl Sqft:

**1,300**

Lot Sz Ar:

Lot Shape:

DOM

**30**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Front Yard**

**Double Garage Attached, Garage Door Opener, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stucco, Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer**

Int Feat:

**Breakfast Bar, French Door, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 12`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`11"</b>	<b>Bonus Room</b>	<b>Main</b>	<b>10`0" x 8`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 9`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 9`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`1" x 5`5"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$381**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0213472**

Remarks

Pub Rmks: **MUST SEE!! - Great unit, Great location, Great complex, Great opportunity at a Great price. Don't miss your chance to own or invest in this property. This wonderful open concept THREE (3) bedroom townhouse has a double attached garage in back and huge bonus of street parking right out front. Spacious & bright wide open main floor with a flex room (inside entrance) that can be an office or a playroom or a gym or yoga area. You will be impressed by the eye catching luxury vinyl flooring throughout the entire main floor. Aside from the enormous amount of space on the main floor there is also an abundance of natural light from the front and rear windows. On the upper level you have the main 4 pc bathroom, 3 good sized bedrooms with walk in closet in Master Bedroom and newer carpet throughout. The laundry and storage area is located on the lower level that is also the entrance to Double attached garage. This unit in The Mosaic on High Street has affordable condo fees and is located close to parks, shopping (boutique shops), restaurants, pubs, walking paths, schools, kids spray park and quick easy access to Deerfoot Trail & Stoney Trail. If you are looking for investment property, the current tenants lease is up July 1, 2024 but they would like to stay if the new owner is interested or if you are looking for a place for your family to call home then book your showing before it is gone.**

Inclusions: **n/a**  
Property Listed By: **TREC The Real Estate Company**

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

