



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**241 MCKENZIE TOWNE Lane, Calgary T2Z 0C3**

MLS®#: **A2142543**      Area: **McKenzie Towne**      Listing Date: **06/19/24**      List Price: **\$372,500**  
 Status: **Active**      County: **Calgary**      Change: **-\$3k, 26-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2007**

Finished Floor Area  
 Abv Sqft: **975**  
 Low Sqft:  
 Ttl Sqft: **975**

DOM

**89**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 and Half Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **See Remarks**  
 Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Stone,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>7`8" x 7`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`4" x 10`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`9" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 16`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`9" x 21`5"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$477

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0715856

Remarks

Pub Rmks: **\*\*Back on market due to financing \*\* Beautifully updated 2 bedroom, 1.5 bathroom townhouse in desirable McKenzie Towne! Offering 1 underground heated parking stall, gorgeous treed views and 2 balconies with sunny exposure. This exceptional unit has been well kept and stylishly upgraded with quartz counter, new tile backsplash, new sink & faucet, fresh paint throughout, new carpet and brand new appliances! The main floor is airy and inviting while bathed in sunlight from the plentiful windows, yet not too hot in the summer thanks to the north exposure. The balcony is a treat offering a cozy indoor/ outdoor living experience throughout the warmer months. You will love the new, modern kitchen that is perfect for entertaining, cooking, baking and enjoying a beverage with friends and family at the eat up island. Upstairs are 2 generous sized bedrooms and a full 4 pc bathroom. The primary retreat has a second balcony to enjoy with a good book, music, or the peaceful leafy views. Within steps to tons of shopping, pubs, gyms & tons more amenities! Call today to book a tour of your new home!!**

Inclusions: None  
Property Listed By: Charles

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