



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 MCKENZIE TOWNE Close, Calgary T2Z 2Y2**

MLS® #: **A2152433**      Area: **McKenzie Towne**      Listing Date: **07/24/24**      List Price: **\$420,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **10,505 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,158**  
 Low Sqft:  
 Ttl Sqft: **1,158**

DOM

**54**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard, Landscaped**  
 Park Feat: **Assigned, Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u>  | <u>Dimensions</u>    | <u>Room</u>             | <u>Level</u>  | <u>Dimensions</u>    |
|--------------------------|---------------|----------------------|-------------------------|---------------|----------------------|
| <b>Bedroom - Primary</b> | <b>Upper</b>  | <b>14`1" x 11`5"</b> | <b>Bedroom</b>          | <b>Upper</b>  | <b>13`5" x 14`1"</b> |
| <b>2pc Bathroom</b>      | <b>Main</b>   |                      | <b>4pc Ensuite bath</b> | <b>Second</b> |                      |
| <b>Laundry</b>           | <b>Second</b> | <b>3`3" x 2`11"</b>  |                         |               |                      |

Legal/Tax/Financial

Condo Fee: **\$326**      Title: **Fee Simple**      Zoning: **M-2**

Fee Freq:  
**Monthly**

Legal Desc: **1211045**

Remarks

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Pub Rmks: **Welcome to Mckenzie Towne. This Townhouse has Low Condo Fees, Fenced and landscaped back yard and is within walking distance to the heart of McKenzie Towne. upgrades include granite counter-tops and new appliances. On the top level, there are two large bedrooms, with walk in closets and jack and jill bathroom. A pull down staircase leads to a semi developed attic which is great for storage or to use as a man cave, gym or art studio. This unit is priced to sell so dont wait. Book a Showing ASAP**

Inclusions: **NA**  
Property Listed By: **CIR Realty**

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