



THE
A-TEAM

**RE/MAX
FIRST**

109 MCKERRELL Way, Calgary T2Z 1R1

MLS® #: **A2162461**

Area: **McKenzie Lake**

Listing Date: **09/04/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **-\$40k, 09-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **3,184 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **None,On Street**

DOM

79

Layout

Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Aluminum Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**
Int Feat: **Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`1" x 8`6"	Bedroom	Main	10`7" x 7`7"
Bedroom	Main	8`5" x 9`8"	Dining Room	Main	10`10" x 10`9"
Kitchen	Main	8`5" x 11`4"	Living Room	Main	14`4" x 14`8"
Bedroom - Primary	Main	10`7" x 12`9"	4pc Bathroom	Basement	4`11" x 15`6"
Bedroom	Basement	8`6" x 16`0"	Game Room	Basement	12`9" x 20`2"
Other	Basement	9`2" x 22`7"	Furnace/Utility Room	Basement	4`11" x 15`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

8111932

Remarks

Pub Rmks: **Fantastic Opportunity in McKenzie Lake! This 4-bedroom, 2-bath bungalow offers incredible value in one of Calgary's most sought-after lake communities. Just a 5-minute walk to the lake, schools, parks, community center, tennis courts, and public transit! Plus, only 20 minutes to the beautiful Bow River. Extensive Updates: The main floor boasts a brand-new kitchen with updated cabinets (Aug 2024), a stainless steel refrigerator, an over-the-range microwave (Sept 2024), granite countertops, and a stylish backsplash. The living area has fresh SPC vinyl flooring, new baseboards, and modern ceiling lighting. The entire space has been freshly painted, with new triple-pane windows, a patio door, and a fully renovated bathroom. Separate Entrance Basement: The basement includes a half kitchen, updated bathroom with new tiling, a new washer/dryer, and a water heater. It's perfect for additional living space or rental potential! Outdoor Perks: Enjoy a new fence with chain-link gates, patio stones, a treehouse, and a shed with a workstation—ideal for family fun or projects! This move-in-ready home offers room for equity growth and is perfect for first-time buyers or investors.**

Inclusions:
Property Listed By:

None
Exa Realty

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









