



THE
A-TEAM

**RE/MAX
FIRST**

305 MCKENZIE TOWNE Lane, Calgary T2Z 0C3

MLS® #: **A2169012** Area: **McKenzie Towne** Listing Date: **09/26/24** List Price: **\$355,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,043**
 Low Sqft:
 Ttl Sqft: **1,043**

DOM

56
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Assigned,Secured,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 8`11"	Living Room	Main	16`3" x 14`3"
Dining Room	Main	9`4" x 8`2"	4pc Bathroom	Main	8`9" x 4`11"
Bedroom - Primary	Main	16`2" x 12`8"	4pc Ensuite bath	Main	9`1" x 4`10"
Bedroom	Main	15`3" x 11`0"	Laundry	Main	4`2" x 3`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$560

Fee Simple

M-1

Fee Freq:

Monthly

Legal Desc: 0713400

Remarks

Pub Rmks: **FRESHLY PAINTED and Move-In Ready! This beautifully updated corner townhome in the heart of McKenzie Towne is ready to impress. With fresh paint, brand-new vinyl plank flooring, updated baseboards, and trim, this single-level gem offers 1,044 square feet of modern, easy living. You'll love the open-concept layout—bright, airy, and perfect for relaxing or hosting friends. The stylish kitchen features sleek white cabinets, updated lighting, and plenty of space for all your cooking adventures. With two large bedrooms and two full bathrooms, this home is perfect for professionals, small families, or anyone who wants low-maintenance living. Other perks include in-unit laundry, secure underground parking to keep your car cozy year-round, tons of visitor parking and an oversized storage closet for all your things. Step out to your private front patio—perfect for morning coffee or unwinding after a long day. Plus, you're just steps away from everything you need—grocery stores, restaurants, gyms, and more—all in a walkable, vibrant neighborhood. Don't miss out on this stunning, updated home—it's waiting for you!**

Inclusions: **Patio furniture**
Property Listed By: **Royal LePage Benchmark**

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









