



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**348 MCKENZIE TOWNE Link, Calgary T2Z4E9**

MLS®#: **A2169357** Area: **McKenzie Towne** Listing Date: **09/28/24** List Price: **\$437,500**  
Status: **Active** County: **Calgary** Change: **-\$13k, 29-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,362**  
Low Sqft:  
Ttl Sqft: **1,362**

DOM

**55**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Interior Lot,Street Lighting**  
Park Feat: **Off Street,Oversized,Single Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **High Ceilings,Laminate Counters,No Animal Home,No Smoking Home,Pantry**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 13`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`10"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`10" x 8`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`5" x 5`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 2`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`1" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 13`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`2" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$381**

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

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

Legal Desc: **0213472**

Remarks

Pub Rmks: **FANTASTIC PRICE!!! FRESHLY PAINTED TOP TO BOTTOM, NEW CARPET, NEW LVP- TURN KEY AND READY TO MOVE IN! ACROSS FROM POND AND WALKWAYS !!! PRIVATE, FENCED FRONT PATIO, YARD! This 3 bedroom townhouse, with a garage, is centrally located property with walking distance to high street, schools, transit, walking paths and pond. This beautiful townhouse greets you with south east facing fenced yard, concrete patio and gas line complete your outdoor living space!! Once you enter the home you are welcomed by a vaulted family/flex room, then up a few stairs to a LARGE living room, kitchen, dining area and 2 piece washroom . There are 3 good sized bedrooms, 4piece washroom, the primary is large enough for a king sized bed with a large walk-in closet- ENJOY VIEWS OF THE POND FROM PRIMARY BEDROOM, FRONT ROOM & PATIO ! The laundry/utility room has plenty of storage space in the lower level. You will love the attached garage. This community of McKenzie Towne has always been a great place to make a home! The community shops are just steps away! Easy access to Stoney & Deerfoot! Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**

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

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









