

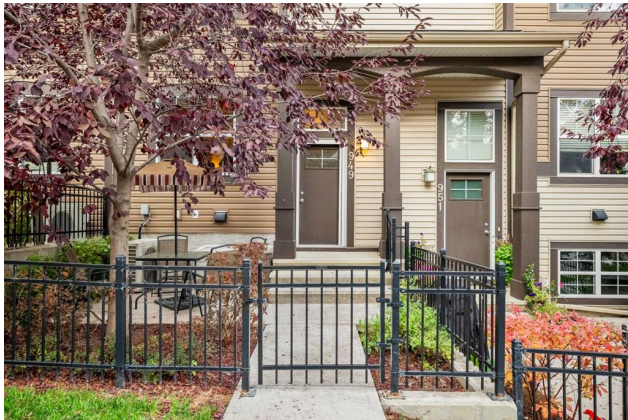


THE
A-TEAM

**RE/MAX
FIRST**

949 MCKENZIE TOWNE Manor, Calgary T2Z 1E1

MLS® #: **A2172242** Area: **McKenzie Towne** Listing Date: **10/10/24** List Price: **\$488,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**

Finished Floor Area
 Abv Sqft: **1,211**
 Low Sqft:
 Ttl Sqft: **1,211**

DOM

72
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Fruit Trees/Shrub(s),Front Yard,Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`4" x 12`0"
Dining Room	Main	13`8" x 7`5"
Bedroom - Primary	Upper	13`8" x 11`3"
4pc Ensuite bath	Upper	0`0" x 0`0"
Game Room	Basement	17`0" x 12`5"

Room	Level	Dimensions
Kitchen	Main	13`8" x 13`5"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	11`10" x 9`4"
4pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$348

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **1311713**

Remarks

Pub Rmks: **Welcome to your new home in the charming and vibrant community of McKenzie Towne! Known for its unique character and walkability, McKenzie Towne is a standout among Calgary's neighbourhoods. Small town living in the big city with beautiful parks, playgrounds, top-rated schools, and the inviting shops and restaurants along High Street, just a few minutes from your doorstep. For those who enjoy the outdoors, the scenic ponds and pathways are also just steps away. Access to Calgary Transit's BRT hub is just a block away. This beautifully maintained townhome offers the best in comfort and style with over 1450 square feet of developed living space. Inside, you're welcomed into a cozy main living area, ideal for relaxation, a dedicated dining area, and a spacious kitchen featuring stainless steel appliances and an island. Upgrades include a balcony off the kitchen, laminate hardwood floor on the main living level, quartz countertops throughout the home, central air conditioning. Upstairs, the two primary bedrooms offer privacy and convenience, each with their own 4-piece full ensuite and walk-in closet. The upper floor also includes a laundry area (another upgrade) and a small office nook, perfect for working from home. The lower level boasts a full-sized double attached garage with direct access to the home. There's also extra finished space on this level, ideal for a home gym, craft area, or studio! An added bonus is the two outdoor spaces, including the balcony right off the kitchen. If you prefer to relax and enjoy the west-facing sun in the front yard, the spacious patio has plenty of room for furniture and a BBQ. Lovingly cared for by the original owner, this meticulously maintained home is ready for its next chapter. Don't miss your chance to move in this fall and start enjoying the wonderful McKenzie Towne lifestyle!**

Inclusions: **Deck Box, Patio Table & 4 Chairs**
Property Listed By: **RE/MAX First**

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





