



THE
A-TEAM

**RE/MAX
FIRST**

155 MCKENZIE TOWNE Gate, Calgary T2Z 4G2

MLS®#: **A2178074** Area: **McKenzie Towne** Listing Date: **11/08/24** List Price: **\$435,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2003**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Front Yard**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,062**
 Low Sqft:
 Ttl Sqft: **1,062**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`4" x 11`8"
Dining Room	Main	8`10" x 11`8"
2pc Bathroom	Main	4`6" x 4`10"
Bedroom	Second	12`0" x 10`11"
Laundry	Lower	11`0" x 12`0"

Room	Level	Dimensions
Living Room	Main	13`3" x 16`5"
Foyer	Main	9`11" x 7`7"
Bedroom - Primary	Second	13`2" x 11`0"
4pc Bathroom	Second	4`11" x 8`1"
Furnace/Utility Room	Lower	5`11" x 4`7"

Legal/Tax/Financial

Condo Fee:
\$381

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

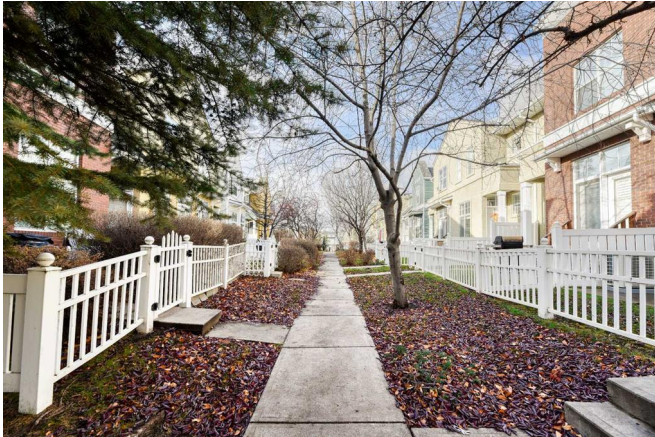
Legal Desc: **0310655**

Remarks

Pub Rmks: **First time on the market! Lovely 2 bedroom, 2 bathroom townhome in the heart of McKenzie Towne. Great End Unit location within walking distance of High Street Amenities, Walking Paths, Parks, Grocery Shopping, and Restaurants. This condo boasts band new stainless steel kitchen appliances, oversized double garage, hardwood floors, and open floor plan. Check out our virtual tour and book your private showing today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bravo Realty**

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



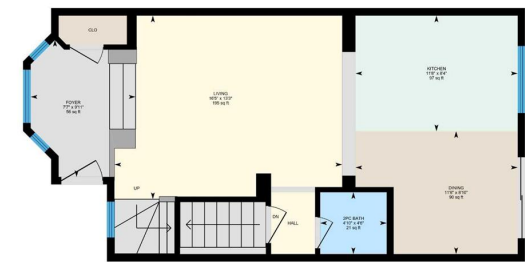






155 McKenzie Towne Gate, Calgary, AB

Main Floor Exterior Area 810.35 sq ft
Interior Area 559.64 sq ft

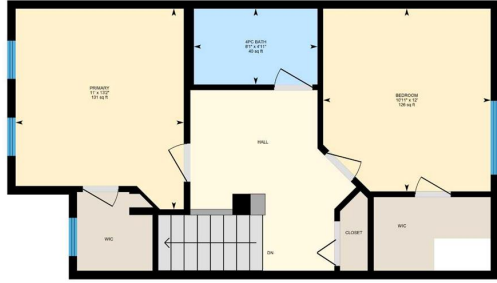


0 3 6 ft PREPARED: 2024/11/07

White regions are excluded from total floor area in VOLUME floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 556.42 sq ft
Interior Area 552.20 sq ft
Excluded Area 7.76 sq ft

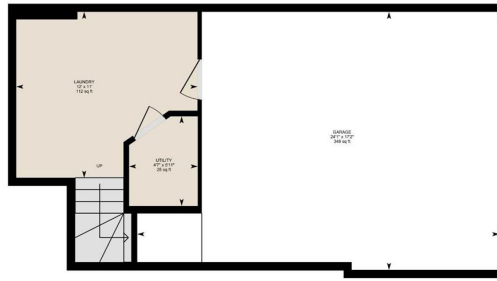


PREPARED: 2024/11/07

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

155 McKenzie Towne Gate, Calgary, AB

Basement/Garage (Below Grade) Exterior Area 159.95 sq ft
Interior Area 162.15 sq ft
Excluded Area 281.04 sq ft



PREPARED: 2024/11/07

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.