



THE
A-TEAM

**RE/MAX
FIRST**

217 MCKENZIE TOWNE Lane, Calgary T2Z 0C3

MLS®#: **A2181539** Area: **McKenzie Towne** Listing Date: **11/28/24** List Price: **\$349,800**
 Status: **Active** County: **Calgary** Change: **None** 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:

Access:

Lot Feat: **Other**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,063**
 Low Sqft:
 Ttl Sqft: **1,063**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`3"	Dining Room	Main	12`9" x 6`9"
Kitchen	Main	9`0" x 10`3"	Living Room	Main	12`4" x 10`1"
4pc Bathroom	Second	4`11" x 7`9"	Bedroom	Second	9`8" x 12`11"
Bedroom - Primary	Second	10`6" x 16`4"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$500

Fee Simple
Fee Freq:
Monthly

M-1

Legal Desc: 0715856

Remarks

Pub Rmks: **Nestled in a well-established community of Mckenzie Towne, this freshly-painted home combines comfort, convenience and charm. This functional 2-bedroom, 1.5-bathroom end unit boasts a well-designed living space with an open floor plan perfect for modern living. The main living area is open and inviting, ideal for entertaining guests or enjoying cozy nights in. You will also find brand new stainless steel appliances in the kitchen. The half bath and balcony finishes the main floor. Upstairs you will find brand new carpet, in-suite laundry, two sizeable bedrooms, another balcony and a full bath. With its prime location and commuter friendly environment, you will be glad if you make this home your new haven. Book your showing now.**

Inclusions: **NA**
Property Listed By: **Grand Realty**

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







