



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**348 MCKENZIE TOWNE Link, Calgary T2Z 4E9**

MLS® #: **A2182898**      Area: **McKenzie Towne**      Listing Date: **01/08/25**      List Price: **\$449,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,391**  
 Low Sqft:  
 Ttl Sqft: **1,391**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard,Street Lighting**  
 Park Feat: **Garage Door Opener,Garage Faces Rear,On Street,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,Pantry,Soaking Tub,Track Lighting,Walk-In Closet(s)**  
 Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	45`11" x 44`3"	Kitchen	Main	38`3" x 31`2"
Dining Room	Main	30`1" x 29`0"	Foyer	Main	17`3" x 13`11"
Den	Main	38`10" x 27`1"	2pc Bathroom	Main	23`0" x 8`6"
Bedroom - Primary	Second	44`0" x 43`6"	Walk-In Closet	Second	24`4" x 17`6"
Bedroom	Second	34`5" x 29`6"	Bedroom	Second	30`11" x 30`4"
4pc Bathroom	Second	30`1" x 15`10"	Furnace/Utility Room	Basement	36`11" x 32`7"

Legal/Tax/Financial

Condo Fee: **\$381**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**

Fee Freq:  
**Monthly**

Legal Desc: **0213472**

Remarks

Pub Rmks: **WELCOME to this 2 Storey Townhouse that has 1391.74 Sq Ft of Developed Living Space incl/Single Attached Garage, Patio, 3 Bedrooms, 1 ½ Bathrooms across from the Inverness Pond, Pathways, + steps away from High Street in the 'Small Town Charm' in the VIBRANT Community of MCKENZIE TOWNE!!! Driving down this QUIANT street you will be greeted by this HOME w/GREAT Curb Appeal incl/Low Maintenance, + White Picket Fencing. The South-East Patio is PERFECT for Lounging outside whether for having LOVED ONES over for a BBQ or watching the Starry Night. Inside the BRIGHT Foyer, you will see the 9'9" Ceilings, the NEW Carpet, + NEUTRAL colored Paint, + the DEN w/HUGE window allowing in ample NATURAL LIGHT. A few stairs will lead you into the SPACIOUS Living Room, + Dining Room, perfect for intimate gatherings w/FAMILY+ FRIENDS as you make MEMORIES together. Steps away are the OPEN CONCEPT, WELL-EQUIPPED Kitchen, boasting NEW STAINLESS STEEL Appliances, MAPLE Cabinetry, + a PANTRY for STORAGE. A 2 pc Bathroom is CONVENIENT at the bottom of the staircases leading to the Upper Level, + Basement Level. Heading to the Upper level showcases the PRIMARY Bedroom for a PEACEFUL rest, complete w/WALK-IN CLOSET, as well as TWO MORE nearly identical GOOD-SIZED Bedrooms. A 4-piece Bath incl/SOAKER Tub making it ideal for soaking away stress in a TRANQUIL setting after a long day. It separates the Primary suite from the other bedrooms giving some Privacy. The Full Basement Level features a LARGE UTILITY/STORAGE, + LAUNDRY ROOM providing plenty of space for all your needs with DIRECT access into the Garage. ENJOY the nearby Pond, Pathways, Green Spaces, Parks, Playgrounds, Coffee Shops, Gyms, Schools, + More!!! McKenzie Towne has a sense of Community Spirit incl/Events, + Programs, + Urban Convenience w/Amenities. EASY ACCESS to Public Transit, Stoney Trail, + Deerfoot Trail for your commute. BOOK your showing TODAY!!!**

Inclusions: **Vertical Blinds in the Den**  
Property Listed By: **RE/MAX House of Real Estate**

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













