



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 MCKENZIE TOWNE Close, Calgary T2Z 1A9**

MLS®#: **A2183150**      Area: **McKenzie Towne**      Listing Date: **12/13/24**      List Price: **\$375,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Finished Floor Area  
 Abv Sqft: **1,115**  
 Low Sqft:  
 Ttl Sqft: **1,115**

DOM

**8**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,No Neighbours Behind,Street Lighting,Private**  
 Park Feat: **Assigned,Stall,Titled**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Track Lighting,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>9`0" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 10`0"</b>

Legal/Tax/Financial

Condo Fee: **\$327**      Title: **Fee Simple**      Zoning: **M-2**  
 Fee Freq:

Monthly

Legal Desc: 1211356

Remarks

Pub Rmks: **Why rent when you can own this charming 2-storey townhouse condo? Designed with functionality and comfort in mind, this home features TWO primary bedrooms with a spacious Jack-and-Jill-style bathroom—perfect for young families or roommates. The main living area flows seamlessly into the dining room and kitchen, making it ideal for entertaining. West-facing windows flood the open layout with natural light, creating a warm and inviting atmosphere. Enjoy staying cool and comfortable all summer long with the addition of a brand-new air conditioner. The kitchen boasts newer appliances—including a brand new stove—a large island, and updated lighting. Having TWO parking stalls offers unmatched convenience and flexibility. Plus, you'll love the abundance of storage available in the attic—a rare bonus in condo living! This pet-friendly complex is a dream for animal lovers, offering a fully fenced backyard that ensures both privacy and safety. Ideally located near High Street shops and a wealth of amenities including transit, Tim Hortons, Starbucks, 52nd Street, Stoney Trail, shopping, schools, parks, and playgrounds. This condo is a fantastic find and will sell quickly. Don't miss your chance for homeownership—book a showing today!**

Inclusions: N/A  
Property Listed By: Royal LePage Solutions

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







