

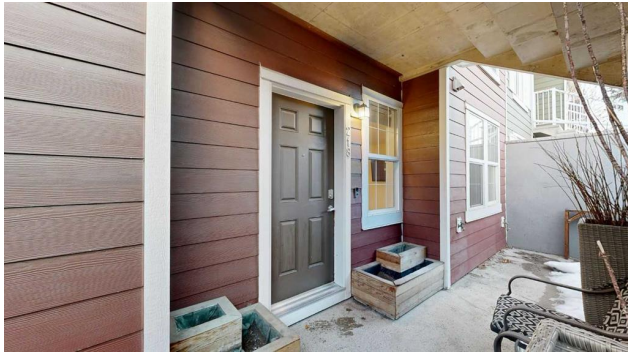


THE
A-TEAM

**RE/MAX
FIRST**

218 MCKENZIE TOWNE Close, Calgary T2Z 1A9

MLS® #: **A2184265** Area: **McKenzie Towne** Listing Date: **12/21/24** List Price: **\$359,000**
 Status: **Active** 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:

Access:
 Lot Feat: **No Neighbours Behind**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,159**
 Low Sqft:
 Ttl Sqft: **1,159**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Lower	12`8" x 12`9"
Living Room	Lower	13`0" x 14`8"
4pc Ensuite bath	Lower	7`10" x 4`11"
4pc Bathroom	Lower	7`10" x 4`11"
Furnace/Utility Room	Lower	7`1" x 6`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Lower	11`5" x 10`0"
Bedroom - Primary	Lower	10`10" x 11`11"
Bedroom	Lower	11`4" x 11`9"
Laundry	Lower	3`5" x 3`7"

Legal/Tax/Financial

Condo Fee: **\$293** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: 1211045

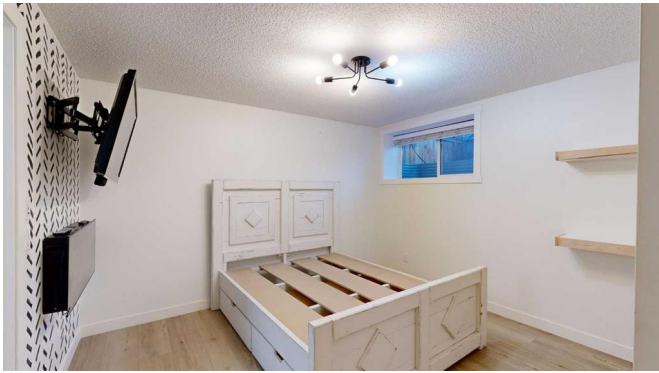
Remarks

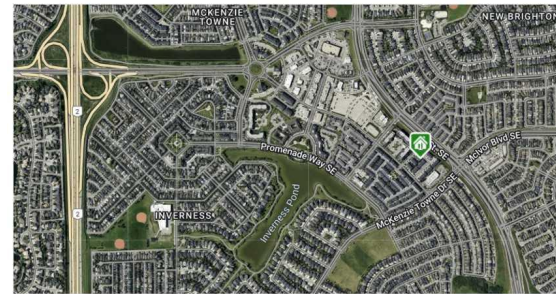
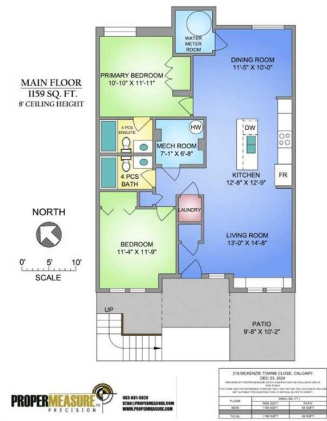
Pub Rmks: *****OPEN HOUSE SUNDAY - February 9th from 2 to 4 pm*** This AMAZINGLY CLEAN VERY BRIGHT Two-bed/Two-bath Bungalow-style townhouse offers privacy, functionality and a hint of luxury! Doesn't it feel awesome to walk on WARM FLOORS! This is a PET FRIENDLY complex with no size or breed restriction in the bylaws (on board approval only). There are large south-facing windows that let in natural light & look out to a low maintenance private patio with lots of room for BBQ/dining/relaxing. There are high end custom finishes throughout: blinds, closet organizers, & built-in shelving with window seat in the living room. The kitchen has granite counters, s/s appliances, an island with an eat-up bar and the dining area is substantial in size! There is a 4pc ensuite in the Master Bedroom. It is separated from 2nd bedroom by a full bath & laundry with a full-size front load washer/dryer. Built with energy efficient products: lighting, toilets, waterproofed/wrapped foundation, BluWood lumber, ECO spray foam insulation, extra acoustic insulation between units, & more! Walk to the shops and restaurants only blocks away or jump in your car parked right outside your door. McKenzie Towne is a cozy "small town" neighbourhood nestled in Southeast Calgary. This family-oriented community is concentrated around the Town Centre, where you can find all sorts of amenities from grocery stores, restaurants, professional services, and boutique retail stores. Pathways, parks, and playgrounds are abundant throughout the community as well as recreational features such as a splash park, sports fields, outdoor hockey rink, & skate park. The McKenzie Towne Council offers recreational and leisure programming for all ages, as well as community events. Residents enjoy easy access to other areas of Calgary by way of major arterial routes such as Deerfoot Trail & Stoney Trail.**

Inclusions: **Above**
Property Listed By: **RE/MAX Realty Professionals**

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







Quick Access to the Deerfoot!



Short Drive to Shopping on 130th