

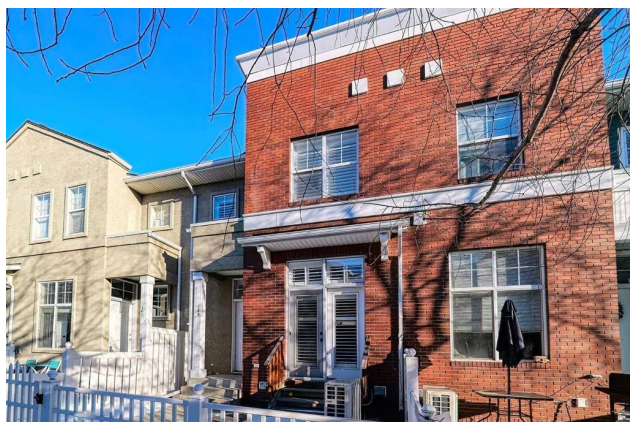


THE
A-TEAM

**RE/MAX
FIRST**

159 MCKENZIE TOWNE Gate, Calgary T2Z 4G2

MLS®#: **A2186759** Area: **McKenzie Towne** Listing Date: **01/10/25** List Price: **\$459,000**
 Status: **Active** 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: **10,850 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,297**
 Low Sqft:
 Ttl Sqft: **1,297**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Front Yard**
 Park Feat: **Additional Parking,Double Garage Attached,Garage Door Opener,Garage Faces Rear,In Garage Electric Vehicle Charging Station(s),Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Lighting,Private Yard,Uncovered Courtyard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Electric Stove,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,French Door,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`3" x 11`11"	Dining Room	Main	8`7" x 12`9"
Living Room	Main	15`8" x 13`1"	Den	Main	10`2" x 8`4"
2pc Bathroom	Main	5`4" x 6`0"	Bedroom - Primary	Second	10`0" x 12`10"
Bedroom	Second	9`0" x 9`11"	Bedroom	Second	9`9" x 9`0"
4pc Bathroom	Second	5`9" x 8`5"	Furnace/Utility Room	Lower	15`11" x 12`0"

Legal/Tax/Financial

Condo Fee:
\$380

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0310655**

Remarks

Pub Rmks: **Hey! You're in luck, we're back on the market! Join us for an open house this Saturday, January 18th, 2025 from 2-4 pm to explore this stunning, bright, two-storey townhome featuring extensive renovations throughout. With nearly 1300 square feet of above grade, newly designed space, this home boasts 3 bedrooms, 1.5 bathrooms, and a double attached garage with a new quiet garage control and 240v for EV (electric vehicle) or welding. Enjoy the modern updates including being wired for cat6 Ethernet, air conditioning, brand-new LVP and LVT flooring plus new, wide profile baseboards, fresh paint, new light fixtures, and knockdown flat-painted ceilings. The upgraded kitchen is equipped with top-of-the-line Samsung appliances, a new island, and custom cabinetry. The upper level offers a spacious primary bedroom with a walk-in closet and organizer, plus two additional bedrooms and a 4-piece bathroom. The open-concept living room, kitchen, and dining area offers a spacious and inviting layout, perfect for both relaxation and entertaining. This setup allows for easy flow between the areas, making it great for family gatherings or quiet evenings at home. At the entrance, on the main floor, is a den/flex area for a library/reading room, office, media or craft room for the kids, with double French doors leading outside to a charming SOUTH FACING front courtyard AND the perfect white picket fence! You also have a fully-equipped laundry/utility room that includes a new Samsung washer and dryer, more storage and a new upright freezer. Located just steps from Inverness Pond, High Street, parks, coffee shops, boutique shopping, and easy access to transit and major roads. This home offers both style and convenience. Don't miss the chance to see this beauty before it's gone! Book a viewing TODAY!**

Inclusions:
Property Listed By: **Upright Freezer**
MaxWell Canyon Creek

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

