



THE
A-TEAM

**RE/MAX
FIRST**

245 MCKENZIE TOWNE Lane, Calgary T2Z 0C3

MLS®#: **A2189503** Area: **McKenzie Towne** Listing **01/22/25** List Price: **\$387,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 19-Feb** 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: **Landscaped**
 Park Feat: **Assigned,Parkade**

Finished Floor Area

Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

31
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Storage**

Construction: **Cement Fiber Board,Stone**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Kitchen Island,Low Flow Plumbing Fixtures,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	38`10" x 40`5"	Kitchen	Second	25`8" x 30`4"
Dining Room	Second	26`3" x 28`5"	2pc Bathroom	Second	15`4" x 16`2"
Bedroom - Primary	Third	43`3" x 33`8"	4pc Ensuite bath	Third	16`2" x 26`0"
Bedroom	Third	38`7" x 40`5"	4pc Bathroom	Third	16`2" x 26`6"
Laundry	Third	16`2" x 9`10"			

Legal/Tax/Financial

Condo Fee:
\$523

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0715856**

Remarks

Pub Rmks: **UPDATE PRICE FOR THIS AMAZING 2 BEDROOM, 2 1/2 BATHROOM CORNER UNIT! Welcome to this recently updated picture perfect home which offers low maintenance living. This END UNIT offers great flow in the open living, kitchen and dining areas. DOUBLE LIGHT EXPOSURE AND GREAT AIRFLOW IN THE SUMMER MONTHS. Great layout for entertaining with center kitchen placement and large island. Main level has 2 piece bath. Upper level offers 2 nice sized bedrooms with walk in closets, updated 4 piece ensuite bath and another 4 piece bath. Laundry is located on the bedroom level for added convenience. Primary bedroom has a deck which is perfect for early morning coffees. Recent updates include luxury vinyl plank flooring to the foyer, main level, bathrooms, and second bedroom. New high-quality carpeting to the primary bedroom and stairs. Low flush plumbing fixtures, freshly painted throughout, updated ensuite fixtures. Parking is located in the secure underground parkade as well as a nice sized storage spot. CONDO FEES INCLUDE: HEAT, GAS, SEWER, WATER, BUILDING MAINTENANCE, STRUCTURAL INSURANCE, LANDSCAPING, SNOW REMOVAL, CONTINGENCY FUND FOR FUTURE MAINTENACE and MANGEMENT. Located within walking distance to groceries, professional offices, many restaurants, gym, and much more. If you are looking for affordable, care free living in a move in ready home that you can be proud of then look no further. SELLER HAS ORDERED NEW SS APPLIANCE FOR THE KITCHEN blinds**

Inclusions:
Property Listed By: **RE/MAX Complete Realty**

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







