



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**197 MCKENZIE TOWNE Gate, Calgary T2Z 2T2**

MLS® #: **A2200985**

Area: **McKenzie Towne**

Listing Date: **03/17/25**

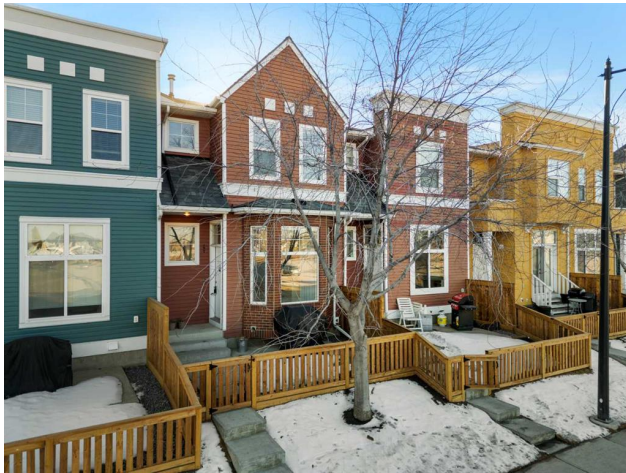
List Price: **\$430,000**

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:

Finished Floor Area

Abv Sqft:

**1,171**

Low Sqft:

Ttl Sqft:

**1,171**

Lot Shape:

DOM

**37**

Layout

Beds:

**2 (2 )**

Baths:

**1.5 (1 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Front Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Vinyl Siding**

Flooring:

**Carpet,Linoleum,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room

**2pc Bathroom**

**Foyer**

**Living Room**

**Bedroom**

**Furnace/Utility Room**

Level

**Main**

**Main**

**Main**

**Upper**

**Basement**

Dimensions

**4`5" x 4`8"**

**9`9" x 5`6"**

**13`9" x 16`9"**

**11`11" x 10`10"**

**13`4" x 11`10"**

Room

**Dining Room**

**Kitchen**

**4pc Bathroom**

**Bedroom - Primary**

Level

**Main**

**Main**

**Upper**

**Upper**

Dimensions

**9`0" x 8`9"**

**12`2" x 11`6"**

**4`10" x 8`0"**

**13`6" x 10`11"**

Condo Fee:  
**\$381**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

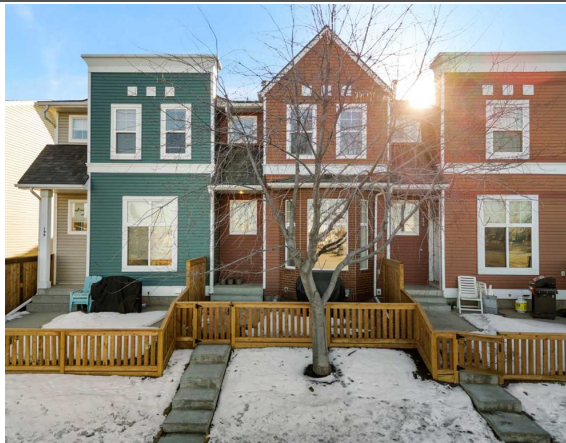
Legal Desc: **0312331**

Remarks

Pub Rmks: **Welcome to this stunning two-bedroom, 1.5-bathroom home in the highly sought-after community of McKenzie Towne. Perfectly situated within walking distance to a variety of shops, restaurants, and amenities, this home offers both convenience and privacy, with NO DIRECT NEIGHBORING PROPERTIES OVERLOOKING THE SPACE. As you arrive, you'll be greeted by a charming fenced front porch, an ideal spot to enjoy your morning coffee while taking in the surrounding community. Step inside to a welcoming grand foyer, complete with a front closet for added storage and BRAND NEW LUXURY VINYL FLOORING that extends throughout the main level. The open-concept floor plan seamlessly blends the living room, kitchen, and dining area, creating a spacious and inviting atmosphere. Natural light floods the living room through a large bay window, enhancing the warmth of the space. The kitchen features durable laminate countertops, sleek stainless steel appliances, and ample cabinetry, providing plenty of room for all your culinary essentials. Just steps away, the dining area is illuminated by a stylish light fixture and offers direct access to a private balcony, perfect for relaxing. Completing the main level is a convenient two-piece bathroom. Upstairs, plush carpet flooring extends throughout both bedrooms with a landing that could be used as a home office. The first bedroom is well-suited as a guest room, or children's space and the primary bedroom is a retreat with two large windows that offer a picturesque view of the nearby shops. The upper level is finished with a four-piece bathroom, complete with tiled flooring and laminate countertops. The partially finished basement offers additional storage and houses the washer and dryer, along with direct access to the DOUBLE ATTACHED GARAGE and a BRAND NEW HOT WATER TANK! Living in McKenzie Towne means enjoying a vibrant and family-friendly atmosphere with countless amenities. The neighborhood is home to numerous parks, walking paths, and beautiful scenery. Families will appreciate having seven different schools in the area, while outdoor enthusiasts will love the proximity to McKenzie Lake and the McKenzie Meadows Golf Course. Commuters will find easy access to Deerfoot Trail, Stoney Trail and 130th Ave making travel throughout the city a breeze. Don't miss the opportunity to call this wonderful home your own!**

Inclusions:  
Property Listed By: **eXp Realty**

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







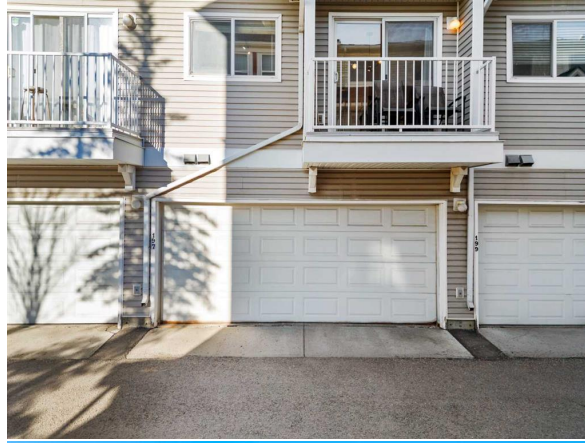
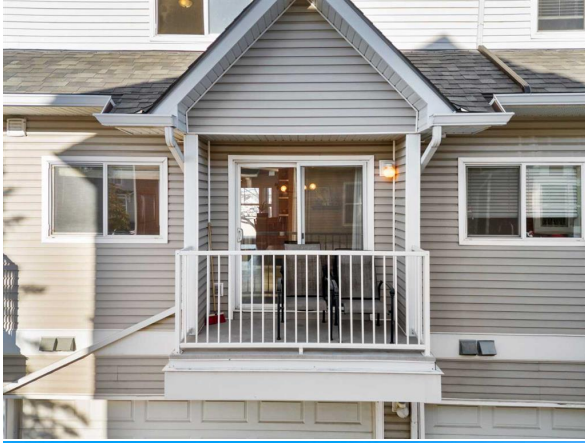




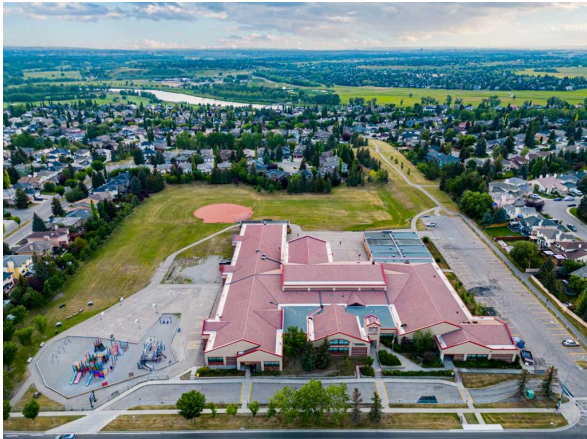






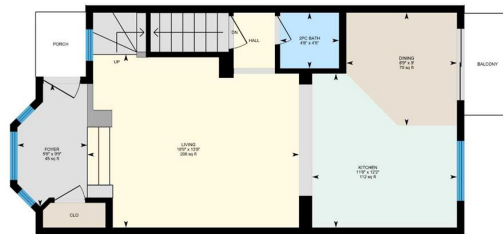






**197 McKenzie Towne Gate, Calgary, AB**

Main Floor Exterior Area 511.33 sq ft  
Interior Area 555.26 sq ft



0 3 6

PREPARED: 20060507

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**197 McKenzie Towne Gate, Calgary, AB**

1st Floor Exterior Area 559.65 sq ft  
Interior Area 511.71 sq ft



0 3 6

PREPARED: 20060507

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

197 McKenzie Towne Gate, Calgary, AB

Basement (Below Grade) Exterior Area 195.49 sq ft  
Interior Area 192.32 sq ft  
Excluded Area 200.85 sq ft



PREPARED: 2020/03/07



Notes: All areas are excluded from total floor area in GROUND floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.