

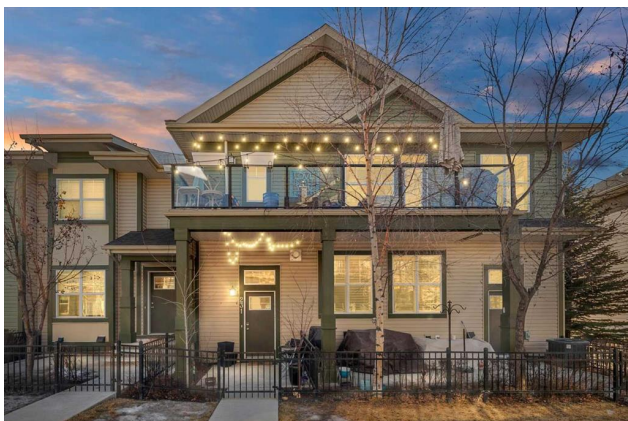


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231 MCKENZIE TOWNE Square, Calgary T2Z 1E2**

MLS®#: **A2203067** Area: **McKenzie Towne** Listing Date: **03/26/25** List Price: **\$468,000**  
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2014**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,464**  
 Low Sqft:  
 Ttl Sqft: **1,464**

DOM

**10**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat:  
 Park Feat: **Level  
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line,Lighting,Rain Gutters**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Cork**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`3" x 12`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`1" x 8`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 10`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 8`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`2"</b>
<b>Furnace/Utility Room</b>	<b>Second</b>	<b>6`8" x 6`6"</b>	<b>Foyer</b>	<b>Lower</b>	<b>5`11" x 5`0"</b>
<b>Storage</b>	<b>Second</b>	<b>17`1" x 9`5"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:  
**\$332**

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

Zoning:  
**M-1**

Legal Desc: **1410071**

Remarks

Pub Rmks: **Welcome to this magnificent condo with over 1700 developed sq feet. The main living area with 9' ceilings is an open concept with a showpiece kitchen featuring a beautiful quartz island ( 12'5" x 3'2") enhanced by SS appliances including newer gas stove and ceiling height cabinetry. Overlooking the spacious dining area this kitchen is perfect for entertaining. The living room boasts a cozy gas fireplace with a door leading to the magnificent 25'7" x 8'7" glass-railing deck with gas BBQ line, hose bib all overlooking green walking space. This end corner unit allows for the sun to stream in this unit all day. Continue through to the 3 bedrooms a generous size laundry room with bamboo counter and storage shelves. 2 more baths boasting quartz counters, 2 pantry cupboards enhance this level. The foyer is spacious and there is an additional lower level flex room for office space or more storage. There are 2 outdoor areas for entertaining and a double attached garage. Note the ecobee thermostat for comfort and smart convenience. This condo allows one dog or cat without weight restrictions with board approval.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



