

\$309,900 - 2107, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2209434

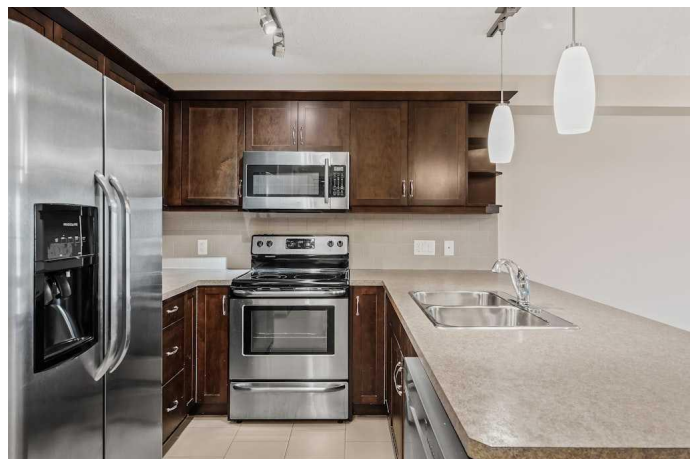
\$309,900

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

A beautifully maintained original-owner 1 bedroom + den, 1 bathroom condo in the heart of McKenzie Towne, just steps from the amenities of High Street! This freshly painted condo shows like-new, is fully move-in ready and includes a Titled underground parking stall + TWO additional storage lockers. The bright and open living space features a large kitchen with warm maple cabinetry and resilient tile flooring. The kitchen is complete with a suite of stainless steel appliances and overlooks the living and dining areas. The large living area has double doors that lead to the oversized covered balcony. A large den / flex space off the living area and primary bedroom serves as the perfect reading nook or home office space and has a large window allowing natural light to pour through all day long. The expansive 11'x13'4" primary bedroom has french doors leading to the den space and a walkthrough double-sided closet with direct access to the 4 pc bathroom. Additional storage space is not a problem with two separate storage units included with this unit - one in the parkade, in a locked room at the parking stall, the other in a separate storage facility on the same floor as the property itself for easy everyday access. This property has been incredibly well cared for and is fully move-in ready in this adult-only building, just steps from everyday amenities. Ideal for those looking to downsize to a maintenance-free lifestyle, this condo combines space + functionality without the compromise of storage and with the



convenience of endless shops within walking distance.

Built in 2012

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2209434 |
| Price | \$309,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 778 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 2107, 310 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 1E6 |

Amenities

| | |
|----------------|-----------------------------|
| Amenities | Other |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s) |
| Appliances | Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 20 |
| Zoning | M-2 |
| HOA Fees | 226 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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