

# \$299,900 - 2107, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2209434

**\$299,900**

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          | \$299,900         |
| 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        | Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings, Built-In Refrigerator |
| 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 | 30               |
| Zoning         | M-2              |
| HOA Fees       | 226              |
| HOA Fees Freq. | ANN              |

**Listing Details**

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

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