

# \$379,900 - 3207, 6 Merganser Drive, Chestermere

MLS® #A2200175

**\$379,900**

2 Bedroom, 2.00 Bathroom, 693 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

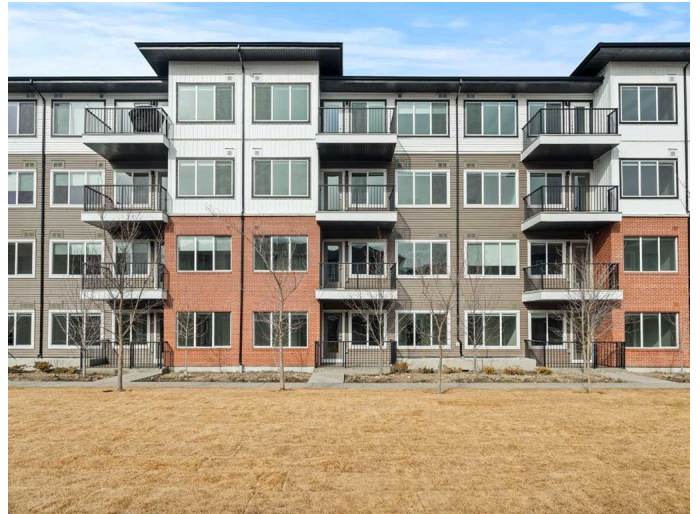
Welcome home to 3207, 6 Merganser Drive, located in the heart of Chestermere's growing community, Chelsea. This unit offers a contemporary and beautifully designed 2-bedroom + den condo allowing a variety of lifestyles with friends, family or work from home life with ease. This property is equipped with modern finishes, open-concept living, and fantastic amenities for the perfect blend of style and convenience. This building (3000) is conveniently offering the fitness center/ gym on the top floor, a pet spa is located in the adjacent building (2000), and an owners lounge in the other building (4000) for booking all those superbowl watch parties! This property has 9-ft ceilings & recessed lighting create a bright and airy feel. Offering in suite laundry, tranquil balcony facing onto the back greenspace ensuring you can enjoy your quiet morning coffee. This property is a wonderful investment opportunity for first time buyers, new investors or anyone looking for convenient and affordable living in the City of Chestermere, Alberta which being able to access downtown Calgary in 20 minutes! Book your showing today!

Built in 2025

## Essential Information

MLS® #                   A2200175

Price                      \$379,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 693               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3207, 6 Merganser Drive |
| Subdivision | Chelsea_CH              |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2Y2                 |

### **Amenities**

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Bicycle Storage, Fitness Center |
| Parking Spaces | 1                               |
| Parking        | Underground                     |

### **Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                   |
| Cooling           | None                                                                        |
| # of Stories      | 4                                                                           |

### **Exterior**

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                      |
| Construction      | Composite Siding, Vinyl Siding, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 27              |

Zoning R3

## **Listing Details**

Listing Office The Real Estate District

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