

# **\$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	17
Zoning	M-2
HOA Fees	226
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Charles
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