

# \$375,000 - 1111, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2115988

**\$375,000**

2 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

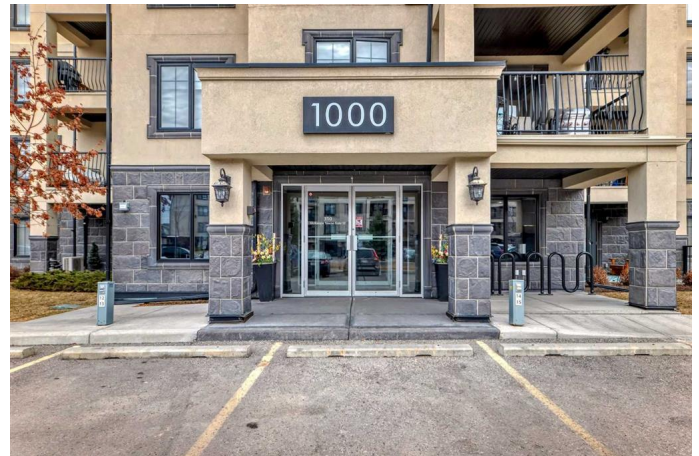
Are you looking to downsize in to a building that still feels like home? Welcome to peaceful adult living at the highly desirable Monarch at McKenzie Towne.

This bright and spacious corner unit is conveniently located on the ground floor and offers 2 spacious bedrooms and 2 bathrooms in a smart open floorpan. The primary suite has plenty of room in a large walk through closet and even more space in your generous ensuite. This unit has been very well kept and features granite counter tops, an eat up bar, and in unit laundry room with ample extra storage space.

Unwind and savour your morning coffee in peace on your private covered patio, tucked away in a quiet corner and surrounded by lush landscaping. Add in a built-in gas line for your BBQ, and youâ€™ll be spending all summer out here! Donâ€™t forget easy access to outside for your furry friend! Dogs up to 15â€• & 30 pounds are welcome here!

Speaking of convenience, your suite is located just steps away from the stairs to your perfectly positioned, easy access, titled underground parking stall and storage cage.

McKenzie Towne is a vibrant community just waiting to welcome you. This complex is well located inviting you to enjoy an active lifestyle. To the north, you have an easy walk to the



best restaurants and shopping on the ever charming High Street, and to the west is wonderful network of walking paths around the beautiful Inverness pond. Call your favorite REALTOR® today to come have a look!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2115988      |
| Price          | \$375,000     |
| Sold Price     | \$380,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 931           |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1111, 310 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 1A6                          |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Owned, Parkade, Titled, Underground                                                     |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
|              | Counters, No Animal Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)                                    |
| Appliances   | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | In Floor                                                                                                        |
| Cooling      | None                                                                                                            |
| # of Stories | 4                                                                                                               |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line              |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2024 |
| Date Sold      | March 27th, 2024 |
| Days on Market | 6                |
| Zoning         | M-2              |
| HOA Fees       | 215.00           |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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