

\$307,000 - 3107, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2121550

\$307,000

1 Bedroom, 1.00 Bathroom, 779 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Indulge in the serenity of your own private oasis at The Monarch, where this meticulously maintained 1 bedroom + den condo offers a sanctuary nestled alongside the lush greenery of the complex.

Embrace the tranquility of your surroundings as you step into this inviting space, bathed in the gentle glow of the morning sun. With its coveted eastern exposure, this unit captures the essence of peaceful mornings with the rising sun, providing the perfect backdrop for your daily rituals.

Inside, a thoughtfully designed floor plan awaits, with a king-sized primary bedroom featuring a walk-through closet and direct access to the luxurious 4-piece bathroom. A versatile den/flex room offers flexibility for your lifestyle needs, whether it's a cozy home office or a quiet retreat.

The well-appointed kitchen is a chef's dream, boasting ample cabinetry, a large breakfast bar, and premium appliances, making meal preparation a breeze. Entertain with ease in the open-concept dining and living area, where patio doors open to your own private outdoor haven, overlooking the tranquil green space of the complex.

Luxury awaits with in-floor heating providing cozy warmth on cooler days, while upgraded closet organizers add both style and



functionality to your storage solutions.

Convenience is key with in-suite laundry, underground parking, and an assigned storage locker, offering peace of mind and ample space for all your belongings. Plus, with the added benefit of being a pet-friendly building (with board approval), you can enjoy the company of your furry companions in this welcoming community.

Discover the perfect blend of serenity and sophistication, with an array of amenities including restaurants, pubs, grocery shopping, transit, and more, all within easy reach. Elevate your lifestyle at The Monarch, where every day feels like a retreat.

Built in 2013

Essential Information

MLS® #	A2121550
Price	\$307,000
Sold Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	779
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3107, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary

Province Alberta
Postal Code T2Z 1J4

Amenities

Amenities Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces 1
Parking Titled, Underground

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating In Floor, None
Cooling None
of Stories 4
Basement None

Exterior

Exterior Features BBQ gas line
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 11th, 2024
Date Sold April 23rd, 2024
Days on Market 12
Zoning M-2
HOA Fees 226.00
HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

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