

\$294,999 - 1106, 310 Mckenzie Towne Gate Se, Calgary

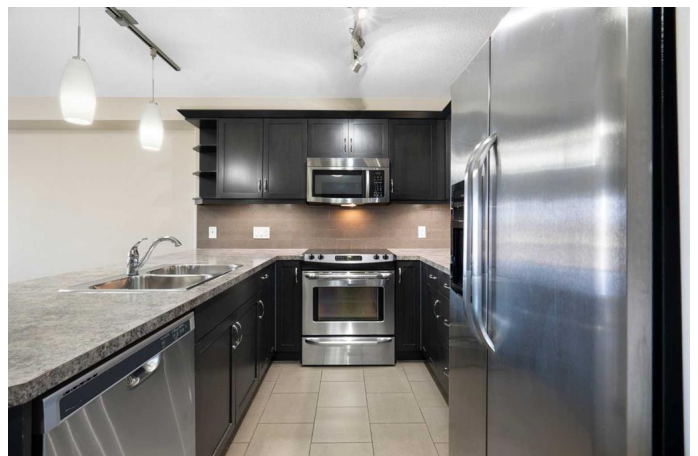
MLS® #A2126049

\$294,999

1 Bedroom, 1.00 Bathroom, 667 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the vibrant 18+ community of The Monarch @ McKenzie Towne! This ground floor unit offers the luxury of dual entrances - one through the main building and another through your private patio. The patio entrance grants convenient access for dog walks, quick trips to High Street, or entertaining guests without navigating through the main doors. Ideal for couples or first-time buyers, this 1 bedroom, 1 bathroom unit features a spacious living area, featuring a well-appointed kitchen with modern cabinets, ample counter space, and a sleek 4-piece stainless steel appliance package. A breakfast bar adds extra entertainment space, while French doors lead from the living room to the patio. The generously sized bedroom boasts a walk-in closet and direct access to the generous 4-piece bath via a convenient cheater door. Carpet and tile floors offer comfort throughout. In-suite laundry, a large front closet, and additional storage off the dining area provide practical convenience. The tastefully decorated lobby, just a few steps away, hosts mail and parcel pickup, as well as access to the stairs and elevator leading to the parkade below and floors above. Your underground parking stall even includes a storage cage at the front. An array of amenities surrounds this stylish community, including the South Calgary Health Campus, Seton YMCA, and a Cineplex VIP theatre. Easy access to Stoney Trail & Deerfoot Trail facilitates commuting to downtown or the mountains, while a Calgary



Transit BRT station is situated directly north of the building. Nearby groceries, restaurants, shopping, and pubs complete the lifestyle for your future home. Don't miss out on this exceptional unit in a highly sought-after community! Schedule your viewing today and envision your future in McKenzie Towne.

Built in 2012

Essential Information

MLS® #	A2126049
Price	\$294,999
Sold Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	667
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1106, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A6

Amenities

Amenities	Other, Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 3rd, 2024
Days on Market	8
Zoning	M-2
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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