

\$475,000 - 2412, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2138201

\$475,000

2 Bedroom, 2.00 Bathroom, 1,162 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Situated on the top floor, this corner unit enjoys abundant sunlight from its southwestern exposure, treating you to breathtaking mountain views every day! Step into this welcoming open-concept home flooded with natural light, offering 2 spacious bedrooms, 2 full bathrooms, and a versatile den. With one of the largest footprints in the complex, you'll appreciate the convenience of 2 titled parking stalls and 2 storage units, one located just down the hall. The kitchen is a chef's delight, boasting stainless steel appliances, elegant granite countertops, and ample storage with a spacious pantry. Cozy up by the gas fireplace in the living room, or step out onto the balcony equipped with a gas line for summer barbeques. Retreat to the primary bedroom oasis, complete with a walk-through closet and ensuite featuring a soaker tub and separate shower. The second bedroom offers dual closets and access to a convenient cheater ensuite bathroom. Immaculately maintained by its original owners, this unit is move-in ready with a well-funded reserve fund ensuring peace of mind. Located within walking distance to McKenzie Towne Centre, offering medical facilities, grocery stores, and charming coffee shops. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!

Built in 2012

Essential Information



MLS® #	A2138201
Price	\$475,000
Sold Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,162
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2412, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1A6

Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Secured, Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line, Courtyard

Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed June 12th, 2024

Date Sold June 21st, 2024

Days on Market 9

Zoning M-2

HOA Fees 216.00

HOA Fees Freq. ANN

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.