

\$449,900 - 1310, 310 McKenzie Towne Gate Se, Calgary

MLS® #A2157168

\$449,900

2 Bedroom, 2.00 Bathroom, 1,168 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your new home in the heart of McKenzie Towne! This stunning 2-bedroom, 2-bathroom plus Den condo combines modern living with unparalleled convenience. The open floor plan, enhanced by high ceilings, built-in features, and a ceiling fan in the living room, creates a spacious and inviting atmosphere. The chef's kitchen boasts stainless steel appliances, upgraded tile from the kitchen to the dining area, granite countertops, a spacious island, a pantry, and a walk-in closet with organizers. The primary suite bedroom offers a luxurious 4-piece ensuite and a walk-in closet, while the second bedroom offers convenience adjacent to a 3 pc bathroom and also offers sliding French doors onto the flex den space. A cozy fireplace adds warmth and charm to the living area which is open concept to kitchen and dining and is wrapped in windows being a corner unit. Enjoy the convenience of an in-unit washer and dryer, air conditioning, vinyl windows, and freshly painted walls that give the home a bright, welcoming feel. Step out onto your private patio, perfect for relaxing or entertaining. Additional features include a titled parking stall, assigned storage, an elevator, and an intercom for added convenience. Experience a maintenance-free lifestyle with no worries about snow removal or lawn care. McKenzie Towne is renowned for its amenities, with shops, restaurants, and cafes within walking distance. The vibrant High Street offers everything from boutique



shopping to essential services, while a short stroll brings you to Inverness Pond and walking paths for excellent outdoor activities. With excellent transit links and easy access to major roadways, this condo offers not just a home but a lifestyle in a thriving community. Donâ€™t miss this incredible opportunity!

Built in 2011

Essential Information

MLS® #	A2157168
Price	\$449,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1310, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A6

Amenities

Amenities	Elevator(s), Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 13th, 2024
Date Sold	September 2nd, 2024
Days on Market	20
Zoning	M-2
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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