

\$449,900 - 3204, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2159392

\$449,900

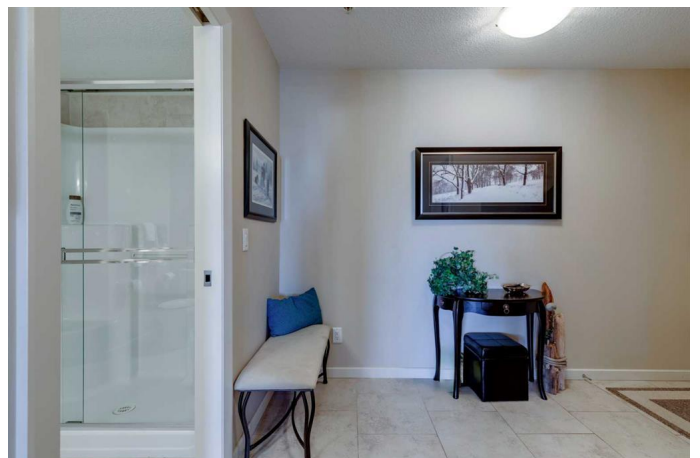
2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the Monarch! A prestigious adult living (18+) building located in the heart of McKenzie Towne. This second-floor corner unit is one of the largest floor plans in the complex, in arguably the best location, overlooking a courtyard. As you enter the unit, youâ€™ll love the open-concept living space, designed with functionality and practicality in mind. The kitchen boasts a large center island, stainless steel appliances, plenty of cupboards and counter space, under-cabinet lighting, and a pantry. The living room overlooks the courtyard and features a gas fireplace. In the primary bedroom, youâ€™ll find enough space for the king bedroom set, a walk-through closet, and a 4-piece ensuite with a full standup shower! Past the dining area and office nook, youâ€™ll find the second bedroom perfect for weekend visitors! The second washroom is accessible from the hallway or the bedroom for added convenience. The laundry room also provides plenty of storage. The underground parking is in a great spot, not too far from the elevator, and includes a storage locker at the front of the stall. This is a great opportunity for someone looking to downsize but not downgrade. All of this is in the mature community of McKenzie Towne, offering easy access to major roadways, shopping, and plenty of dining options. Call your favorite realtor to book a private viewing today!

Built in 2013



Essential Information

MLS® #	A2159392
Price	\$449,900
Sold Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3204, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z1J4

Amenities

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame

Additional Information

Date Listed	August 21st, 2024
Date Sold	August 30th, 2024
Days on Market	9
Zoning	M-2
HOA Fees	225.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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