

\$309,900 - 2305, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2163953

\$309,900

1 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

This one bedroom plus den on the third floor gives you space, light and luxury. Located near High Street in Mckenzie Towne, The Monarch is an 18+ building with inviting lobbies and entrances. Its tall windows and lovely landscaped grounds add to the stunning architecture of the building. The condo itself has high-quality finishes including tile flooring, upgraded carpet, dark maple cabinetry, tile backsplash, quartz countertops, stainless steel appliances including double-sided refrigerator/freezer, smoothtop range, microwave hood/fan and dishwasher, and modern lighting fixtures. The living and dining area is very spacious and the kitchen has an island/bar. The living room has French doors to a spacious balcony with a gas-BBQ outlet. There is a good-sized versatile den/office that has sliding pocket doors to the large bedroom. It has a walk-through closet leading directly to the bathroom, which is outfitted with a tub/shower with full-tile surround, tile floors and a vanity with storage. Inside the foyer, there is a big coat closet and a laundry closet with a front-load washer and dryer. In-floor heat is included as well as a deeded underground parking stall with storage. Pet friendly with board approval. Walk to stores, restaurants, parks, transit and enjoy the Monarch lifestyle!

Built in 2012

Essential Information



MLS® #	A2163953
Price	\$309,900
Sold Price	\$306,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2305, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E6

Amenities

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

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, In Floor, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Lighting
Lot Description	Fruit Trees/Shrub(s), Landscaped, Many Trees, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 4th, 2024
Days on Market	22
Zoning	M-2
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Calgary Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.