

# \$298,800 - 1306, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2227416

**\$298,800**

1 Bedroom, 1.00 Bathroom, 670 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

SELLER IS HIGHLY MOTIVATED!!! THIS UNIT IS GREAT FOR ANYONE INCLUDING INVESTORS: ADULT LIVING 18+ | 3rd FLOOR| 9 FT CEILINGS | IN FLOOR HEATING | ONE BDRM | ONE BATH | WALK-IN CLOSET | GORGEOUS VIEWS OF SUNRISE AND SUNSET | MOST DESIRED PARKING & STORAGE UNIT| Pride of Ownership shows in this well-maintained condominium! If you are looking for a friendly neighbourhood there is nothing like living in the Monarch of McKenzie Towne. The unit offers plenty of cabinetry in the kitchen with stainless steel appliances with a Breakfast Bar. Plenty of dining space should you want to entertain a few family members or friends. Open concept looking into the living room. Fits a large sectional quite nicely making it comfortable. PLENTY OF STORAGE SPACE and STACKABLE WASHER/DRYER within the unit. Nice Patio to take in the morning sun or sit and enjoy the sunsets. It's™s Breathtaking! Gas BBQ hook-up is a bonus! The bedroom currently shows a queen size bed, but plenty of room for a KING! After all it is called the Monarch of McKenzie Towne. Best desired parking space and storage in the underground garage directly across from the entrance door. The storage unit itself is one of the largest ones in this building. A courtyard to enjoy with your neighbourhood friends. LOTS OF AMENITIES WITHIN WALKING DISTANCE, Sobeys, Dentist, Doctors, Shopping, Coffee Shops,



Restaurants, Dairy Queen, etc. Gorgeous unit, it won't last long! Book your SHOWING TODAY!

Built in 2011

### Essential Information

MLS® #	A2227416
Price	\$298,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	670
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1306, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1A6

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	In Floor, Natural Gas
Cooling	Central Air
# of Stories	4

### **Exterior**

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

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	16
Zoning	M-2
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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