

# \$261,900 - 195, 300 Marina Drive, Chestermere

MLS® #A2256372

**\$261,900**

2 Bedroom, 1.00 Bathroom, 820 sqft

Residential on 0.00 Acres

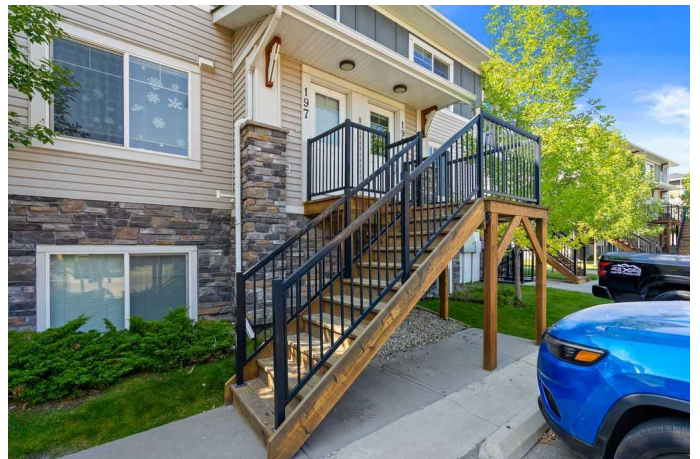
Westmere, Chestermere, Alberta

Welcome to affordable lake town living in this beautifully maintained third-floor condo, ideally located just steps from all that Chestermere has to offer. Located just steps from shopping and the Chestermere Marina/ boat launch and waterfront parks.

The open-concept layout offers a bright and spacious living area filled with natural light, Upon entry you are greeted with a well-appointed kitchen having espresso cabinets, arborite countertops and sleek black appliance package opening to the big and bright living room. There are two generously sized bedrooms. A full bathroom, convenient in-suite laundry, and a private deck add to the comfort and livability of the space. You'll also appreciate the convenience of an assigned parking spot located just steps from the building.

This home is perfectly situated near shopping, restaurants, professional services, parks, beaches, and Chestermere's scenic walking paths. Plus, it's just a short drive to East Hills Shopping Centre, where you'll find Costco, Walmart, Cineplex, and more.

Whether you're looking to settle into a welcoming community or capitalize on a smart rental opportunity, this condo is a fantastic choice in one of Chestermere's most desirable lake communities. You're going to love living here—or renting it out.



Built in 2012

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256372          |
| Price          | \$261,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 820               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 195, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

## Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Secured Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                                 |
| Parking        | Assigned, Stall                                                   |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Storage, Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                |
| Heating           | Forced Air                                                                                                                |
| Cooling           | None                                                                                                                      |
| # of Stories      | 3                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | See Remarks                                                                                                               |

**Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description   | See Remarks               |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding              |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 36                   |
| Zoning         | RM3                  |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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