

2311, 310 Mckenzie Towne Gate SE  
Calgary, Alberta

MLS # A2294717



## \$325,000

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 527
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub		

**Inclusions:** window coverings

**\*\*BACK ON THE MARKET DUE TO BUYER'S INABILITY TO GET FINANCING\*\*** Fantastic opportunity to own in this better built, luxury 18+ building and enjoy the small town feel of charming McKenzie Towne. Located steps to High Street (many shops, restaurants and services), BRT (public transit) and a block from Inverness Pond and great walking paths, this corner unit has everything you need. A great floor plan with open kitchen, living and dining rooms, and bedrooms on either side of the main living space for privacy. There is lots of in suite storage areas as well as an additional private storage space out of the unit beside your titled parking stall. Large rooms mean lots of space even for wheelchair users. This building gets you better sound proofing and in floor, radiant heat which is great for asthma and allergy sufferers and generally less dusting to do. A good sized balcony has great views to the east and south as well as a gas BBQ hook up. The building has a peaceful, friendly, community vibe and the plush lobby is a great place for neighbourly chats and visits. Lots of visitor parking available just outside the lobby doors. The neighbourhood community center is a few minutes walk away and offers a multitude of activities for all ages and abilities that are free for residents. A great way to stay fit, socialize and make friends! Such a great building near so many amenities! Please check out the photos for more features of this great 2 bed, 2 bath home.