

2107, 310 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2209434



\$299,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

A beautifully maintained original-owner 1 bedroom + den, 1 bathroom condo in the heart of McKenzie Towne, just steps from the amenities of High Street! This freshly painted condo shows like-new, is fully move-in ready and includes a Titled underground parking stall + TWO additional storage lockers. The bright and open living space features a large kitchen with warm maple cabinetry and resilient tile flooring. The kitchen is complete with a suite of stainless steel appliances and overlooks the living and dining areas. The large living area has double doors that lead to the oversized covered balcony. A large den / flex space off the living area and primary bedroom serves as the perfect reading nook or home office space and has a large window allowing natural light to pour through all day long. The expansive 11'x13'4" primary bedroom has french doors leading to the den space and a walkthrough double-sided closet with direct access to the 4 pc bathroom. Additional storage space is not a problem with two separate storage units included with this unit - one in the parkade, in a locked room at the parking stall, the other in a separate storage facility on the same floor as the property itself for easy everyday access. This property has been incredibly well cared for and is fully move-in ready in this adult-only building, just steps from everyday amenities. Ideal for those looking to downsize to a maintenance-free lifestyle, this condo combines space + functionality without the compromise of storage and with the convenience of endless shops within walking distance.