

\$309,900 - 2107, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2209434

\$309,900

1 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

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.

Built in 2012

Essential Information

MLS® #	A2209434
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2107, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Microwave, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	April 10th, 2025
Days on Market	20
Zoning	M-2
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	Charles
----------------	---------

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.