# \$405,000 - 902, 33 Merganser Drive W, Chestermere

MLS® #A2233933

# \$405,000

2 Bedroom, 3.00 Bathroom, 1,346 sqft Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Spacious & affordable Investor-Friendly Townhouse in Chelsea, Chestermere!

Welcome to this modern and spacious 2-bedroom, 2.5-bathroom townhouse. Unlike similar-sqft-sized 3-bedroom townhomes, this well-designed home features larger bedrooms, offering a more comfortable and functional layout. Originally designed with the option for a third bedroom at the garage level, it allows for flexibility to suit various future needs.

The open-concept main floor is bright and inviting, with a stylish kitchen featuring quartz countertops, rich brown cabinetry, and sleek stainless steel appliances. The living and dining areas flow seamlessly, creating a perfect space for entertaining or relaxing. Upstairs, the primary bedroom offers a private 4-piece ensuite, and another good sized second bedroom.

The tandem 2-car garage, plus an additional driveway space ensures plenty of parking. At the back, a shared courtyard provides an open outdoor space to enjoy.

Located just minutes from Chestermere Lake, parks, and walking paths, this home is perfect for those looking for a balance between nature and convenience. With quick access to East Hills Shopping Centre, including Costco, Walmart, and Cineplex, and an easy commute to Calgary, this is a fantastic opportunity to







own in a growing community. Don't miss outâ€" book your showing today!

#### Built in 2023

# **Essential Information**

MLS® # A2233933 Price \$405,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,346 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 902, 33 Merganser Drive W

Subdivision Chelsea\_CH
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 2S3

#### **Amenities**

Amenities Visitor Parking, Community Gardens

Parking Spaces 3

Parking Double Garage Attached, Driveway, Tandem

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling None

Basement None

#### **Exterior**

Exterior Features Courtyard

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 23rd, 2025

Days on Market 111
Zoning R4

# **Listing Details**

Listing Office DreamHouse Realty Ltd.

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