

# \$319,000 - 2208, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2200182

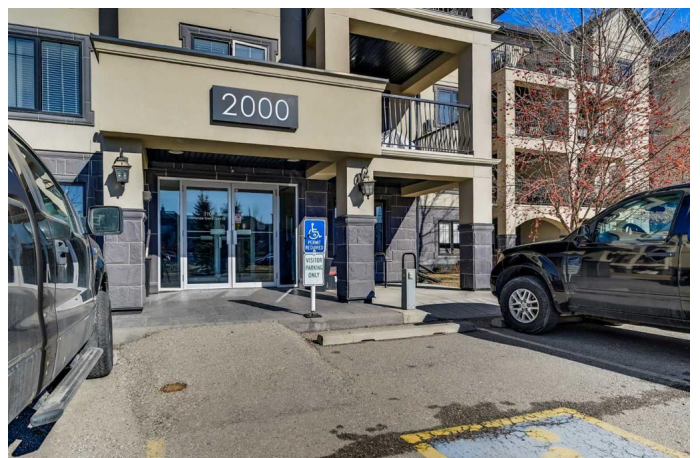
**\$319,000**

1 Bedroom, 1.00 Bathroom, 783 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

This beautifully updated 1-bedroom + den, 1-bathroom condo offers an open floor plan, modern finishes, and TWO titled parking stalls—one underground with an enclosed storage room and one surface stall. Perfect for first-time buyers, investors, or those looking to downsize, this unit features upgraded flooring, dark modern cabinetry, sleek backsplash, and stainless steel appliances. The kitchen with an eating bar flows seamlessly into the dining area and bright living room, with access to a private balcony. The spacious bedroom connects through a walk through closet to the 4pc ensuite, accessible from both the bedroom and main living space. The den off the living room provides flexibility for a home office, study, or additional storage. Nestled in the mature and highly sought-after community of McKenzie Towne, this condo is just steps from High Street, where you'll find shops, medical offices, grocery stores, and charming caf  s. Enjoy seamless access to major roadways, direct transit to downtown, and close proximity to South Calgary Health Campus, Seton, and the extensive amenities of 130th Avenue. The Monarch complex provides carefree adult living, featuring secure underground parking, daily on-site maintenance, and an inviting lobby with multiple seating areas. This pet-friendly building (with board approval) is well-managed with a healthy reserve fund, ensuring a worry-free lifestyle. Whether you're commuting to downtown, exploring nearby parks and pathways, or heading to the



mountains, this home offers the perfect blend of convenience, comfort, and low-maintenance living. Schedule your private viewing today!

Built in 2012

### Essential Information

MLS® #	A2200182
Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	783
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2208, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E6

### Amenities

Amenities	Elevator(s), Trash, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Other, Parkade, Secured, Stall, Titled, Underground, Additional Parking, Enclosed, Parking Lot

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor

Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	36
Zoning	M-2
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	2% Realty
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