

**1306, 310 McKenzie Towne Gate SE**  
**Calgary, Alberta**

**MLS # A2227416**



## \$298,800

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	670 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

SELLER IS HIGHLY MOTIVATED!!! THIS UNIT IS GREAT FOR ANYONE INCLUDING INVESTORS: ADULT LIVING 18+ | 3rd FLOOR| 9 FT CEILINGS | IN FLOOR HEATING |ONE BDRM | ONE BATH | WALK-IN CLOSET | GORGEOUS VIEWS OF SUNRISE AND SUNSET |MOST DESIRED PARKING & STORAGE UNIT| Pride of Ownership shows in this well-maintained condominium! If you are looking for a friendly neighbourhood there is nothing like living in the Monarch of McKenzie Towne. The unit offers plenty of cabinetry in the kitchen with stainless steel appliances with a Breakfast Bar. Plenty of dining space should you want to entertain a few family members or friends. Open concept looking into the living room. Fits a large sectional quite nicely making it comfortable. PLENTY OF STORAGE SPACE and STACKABLE WASHER/DRYER within the unit. Nice Patio to take in the morning sun or sit and enjoy the sunsets. It's Breathtaking! Gas BBQ hook-up is a bonus! The bedroom currently shows a queen size bed, but plenty of room for a KING! Afterall it is called the Monarch of McKenzie Towne. Best desired parking space and storage in the underground garage directly across from the entrance door. The storage unit itself is one of the largest ones in this building. A courtyard to enjoy with your neighbourhood friends. LOTS OF AMENITIES WITHIN WALKING DISTANCE, Sobeys, Dentist, Doctors, Shopping, Coffee Shops, Restaurants, Dairy Queen, etc. Gorgeous unit, it won't last long! Book your SHOWING TODAY!