

3405, 310 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2316365



\$320,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	937 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Unit 3405 at The Monarch — a beautifully maintained top-floor corner unit in McKenzie Towne's sought-after adult living (18+) building. Step inside to discover a bright, open-concept layout featuring 9-foot ceilings, air conditioning, and a large southeast-facing balcony with a BBQ gas line — perfect for enjoying Calgary's warm summer evenings. The kitchen has quartz countertops, stainless steel appliances and a pantry with great storage space. The spacious primary bedroom features a walk-through closet and a private 4-piece ensuite. A generous second bedroom offers flexibility as a guest room or home office, complemented by a 3-piece bathroom. An in-unit laundry room and ample storage throughout round out this thoughtfully designed floor plan. This unit includes a titled underground parking stall conveniently located near the elevator, plus an assigned storage locker right in front of it, and plenty of visitor parking. Residents of The Monarch enjoy the Mckenzie Towne perks including access to McKenzie Towne Hall and a vibrant community with parks, playgrounds, schools, and shopping all within easy reach. Whether you're looking to downsize without compromise or simplify your lifestyle in style, this home delivers on every front!