

1213, 310 McKenzie Towne Gate SE
Calgary, Alberta

MLS # A2316535



\$284,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2011 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Welcome to The Monarch in McKenzie Towne, a well-maintained 18+ condominium community ideally located within walking distance of High Street's shops, restaurants, cafes, grocery stores, and everyday amenities. This second-floor unit offers 781 square feet of thoughtfully designed living space, including 1 bedroom, a den, titled underground parking, a separate storage locker, and a quiet courtyard-facing balcony, making it an excellent opportunity for professionals, downsizers, empty nesters, or anyone seeking low-maintenance living in southeast Calgary. The functional floorplan begins with a welcoming foyer and opens into the bright main living area. The kitchen features black appliances, open shelving, ample cabinetry, and overlooks the dining and living spaces, creating a comfortable layout for both everyday living and entertaining. Large windows fill the home with natural light, while the covered balcony provides a peaceful outdoor retreat overlooking the landscaped courtyard. The spacious primary bedroom is located adjacent to the 4-piece bathroom, while the den offers flexibility for a home office, hobby room, reading nook, or guest space. In-suite stacked laundry and secure building access add everyday convenience. Residents of The Monarch enjoy a welcoming lobby, beautifully maintained common areas, and easy access to Inverness Pond, parks, pathways, public transit, and all the amenities that have made McKenzie Towne one of Calgary's most established and walkable communities. A fantastic opportunity to own a well-located condo with a flexible floorplan in one of southeast Calgary's most popular neighbourhoods.