

3102, 310 Mckenzie Towne Gate SE Calgary, Alberta

MLS # A2330266



\$269,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Open Floorplan		

Inclusions: n/a

Welcome to this beautifully maintained main-floor condo in The Monarch, an 18+ building in sought-after McKenzie Towne. Enjoy exceptional accessibility with your private walkout patio, complete with a gas hookup, opening directly onto manicured green grass and a walking path that leads to a peaceful garden with seating. Built in 2013, this bright and modern home offers just under 800 sqft of thoughtfully designed living space, featuring 1 bedroom, a versatile den, and 1 full bathroom. Freshly painted throughout, the open-concept layout is complemented by granite countertops, stainless steel appliances, a brand-new induction stove, tile and carpet flooring, with comfortable in-floor heating. Natural light fills the living area, which flows seamlessly to the private patio, creating an ideal indoor-outdoor living experience. The primary bedroom offers generous space, while the den provides the flexibility for a home office, reading nook, or guest space. A large storage locker down the hall and titled parking add everyday convenience. Residents of Monarch enjoy a quiet, pet-friendly (with board approval) building within walking distance of shops, restaurants, services, parks, and the McKenzie Towne Park & Ride, making commuting and daily errands effortless. Whether you're a first-time buyer, downsizer, or investor looking for a move-in-ready home in an exceptional location, this condo offers outstanding value and low-maintenance living in one of Calgary's most established communities. SOME PHOTOS ARE VIRTUALLY STAGED.