

**3213, 310 McKenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2278150**

**\$299,900**



<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	782 sq.ft.	<b>Age:</b>	2013 (13 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	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters		

<b>Inclusions:</b>	N/A
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FANTASTIC 2nd Floor One Bedroom + Den Home in the highly sought after Monarch 18+ complex featuring new air conditioning! This beautifully maintained condo offers a stylish kitchen with striking dark cabinetry, newer rare real quartzite stone countertops, tile flooring, breakfast bar, and stainless steel appliances including an OTR microwave/hood fan, water and ice dispenser in fridge and smoothtop stove. The spacious primary bedroom features a walk through closet leading to a practical 4 piece bathroom. A bright and versatile den off the living room provides the perfect space for a home office, study, or guest area ideal for a Murphy bed/desk combo when flexibility is needed for friends or family. Additional highlights include in-suit laundry with washer and dryer, in-floor heating, air conditioning, and a gas BBQ hookup on the balcony. You'll also appreciate the titled underground parking stall and a large enclosed storage unit. You will really enjoy two beautiful open air courtyards, secure underground parking, daily on site maintenance, and an inviting lobby with multiple seating areas! The location is exceptional steps to walking paths along the pond and transit, and just moments from McKenzie Towne High Street, offering shops, grocery stores, medical offices, and charming caf&eacute;s. With easy access to major roadways, direct transit to downtown, proximity to South Health Campus, Seton, and the extensive amenities of 130th Avenue, the convenience of this location is unmatched. This pet friendly building (with board approval) is well managed with a healthy financials giving you peace of mind and long term value. Whether commuting downtown, enjoying nearby parks and pathways, or planning weekend escapes, this home delivers the perfect blend of comfort, convenience, and low maintenance living. A must to see. Schedule your private viewing!! Call

today.