

# \$309,900 - 1217, 6 Merganser Drive W, Chestermere

MLS® #A2239855

**\$309,900**

2 Bedroom, 2.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to 6 Merganser Drive West, where modern living meets small-town charm in this brand-new, beautifully crafted 2-bedroom, 2-bathroom condo. Thoughtfully designed with comfort and style in mind, this bright and spacious unit is perfect for anyone looking to enjoy contemporary finishes, functional living spaces, and a strong sense of community.

As you step inside, youâ€™re welcomed into a sun-filled, open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet night in, the space is ideal for both everyday living and entertaining. The kitchen features sleek, modern finishes with ample cabinetry and an inviting eating bar â€” perfect for casual meals, morning coffee, or gathering with friends.

The primary bedroom serves as a true retreat, complete with a walk-through closet that offers generous storage and leads into a private 3-piece ensuite bathroom. The second bedroom is equally well-appointed, located steps from the main 4-piece bathroom â€” an ideal setup for guests, family members, or a home office.

Large windows throughout the unit flood the space with natural light, creating a warm and welcoming atmosphere. Step outside onto your private balcony to enjoy fresh air, sunshine, or a peaceful moment with your



favorite book.

Located in a quiet, well-connected neighborhood, 6 Merganser Drive West offers more than just a home – it’s a lifestyle. The surrounding community is known for its friendly atmosphere, local parks, walking trails, and proximity to schools, shopping, and dining. Whether you’re taking a stroll around the block or heading into town for weekend activities, you’ll find everything you need just minutes away.

This brand-new unit combines quality construction, thoughtful design, and a vibrant location – making it an excellent choice for first-time buyers, professionals, downsizers, or investors alike. Don’t miss your opportunity to be a part of this growing, welcoming community.

Built in 2025

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2239855          |
| Price          | \$309,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 702               |
| Acres          | 0.00              |
| Year Built     | 2025              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 1217, 6 Merganser Drive W |
| Subdivision | Chelsea_CH                |
| City        | Chestermere               |

|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 2Y2     |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Playground, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                  |
| Parking        | Titled, Underground                                                                                |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                                                                     |
| Heating           | Baseboard                                                                                                                             |
| Cooling           | None                                                                                                                                  |
| # of Stories      | 4                                                                                                                                     |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Roof              | Asphalt          |
| Construction      | Composite Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 75              |
| Zoning         | R4              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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