

# **\$369,900 - 2202, 310 Mckenzie Towne Gate Se, Calgary**

MLS® #A2267235

**\$369,900**

2 Bedroom, 2.00 Bathroom, 931 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

An excellent choice for a first time purchase or for someone looking for a home to accommodate an active, carefree lifestyle! This spacious two bedroom, two bathroom apartment style condo offers comfortable adult living. Your new home will impress the moment you walk through the well finished lobby and stroll down the immaculately kept common spaces. You enter the home to an open plan that features an attractive kitchen with new stainless steel appliances, quartz counter tops, and a pantry. Enjoy breakfast at the eating bar and entertain in the formal dining room. The living room is huge with a large window that gets West sun all afternoon and evening. Take in the outdoors from the covered balcony equipped with a gas line for a BBQ or heater. When the day is done, retreat to the master bedroom with its walk through closet and large four piece en suite. The secondary bedroom is great space as a guest bedroom, office, or both! Storage space aplenty in both the laundry/storage room as well as in the parkade next to the included titled indoor parking stall. The main living area is air conditioned for those hot days. Everything that you want to be close to is right around the corner. Shopping, pathways, restaurants, and public transit are all nearby. Do not miss this wonderful home!

Built in 2012

## **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | A2267235          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 931               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2202, 310 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 1E6                          |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Underground                                   |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Chandelier, No Animal Home, No Smoking Home                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor                                                                                                           |
| Cooling           | Wall Unit(s)                                                                                                       |
| # of Stories      | 4                                                                                                                  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 4                  |
| Zoning         | M-2                |
| HOA Fees       | 227                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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