

# \$315,000 - 3401, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2220757

**\$315,000**

1 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

FANTASTIC Quiet, Top Floor One Bedroom plus Den Home with Peek-a-Boo view of Downtown in this Highly Sought 18+ Complex! This Building is the Newest one in the Complex. Beautiful Kitchen with Striking Dark Cabinets, Tile Floor, Breakfast Bar & Stainless Steel Appliances including OTR Microwave/Hood fan, Smooth Top Stove. Generous Bedroom with Walkthrough Closet to the 4 Piece Bathroom, Bright Den with Storage Unit, Insuite Laundry with newer LG Combo Washer/Dryer Unit, In-Floor Heat, Air-Conditioning, 9 Foot Ceilings, Gas BBQ Hook-up on the Balcony. Couch, Portable Electric Fireplace and Storage Unit in Den are also included! Titled Underground Parking with Spacious Enclosed Storage Locker (Shelving is included in the Storage Unit). There are two lovely, open-air courtyards for your enjoyment. This Wonderfully Located Complex is Steps to Walking Paths along Pond and Transit. Easy Walking Distance to Shops, Restaurants, Grocery Store, Medical Offices and more along High Street. Excellent Complex, Excellent Community!

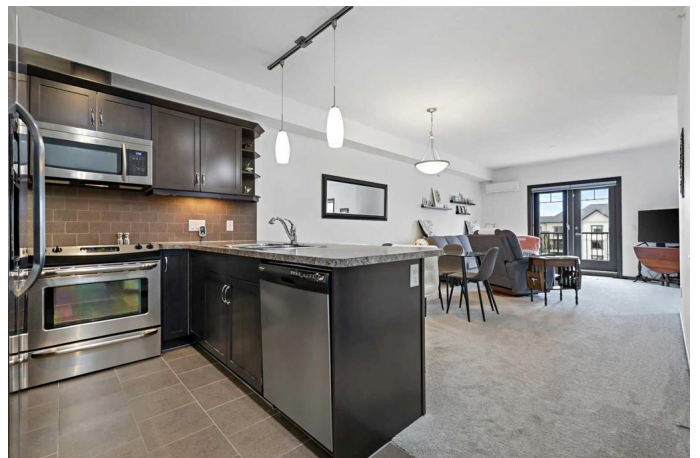
Built in 2013

## Essential Information

MLS® # A2220757

Price \$315,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	787
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	3401, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1J4

### Amenities

Amenities	Elevator(s), Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Wall/Window Air Conditioner, Window Coverings, European Washer/Dryer Combination
Heating	In Floor
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	May 16th, 2025
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Days on Market	3
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
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