



**234, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2291803**



**\$270,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Affordable townhouse living in the heart of Chestermere with extremely LOW CONDO FEES! Welcome to this well-maintained 2-bedroom, 1-bathroom townhouse located in the desirable Chestermere Station complex. This open-concept home features a bright living room, dining area, and a functional kitchen with ample cabinet and counter space, ideal for first-time home buyers, downsizers, or investors. Both bedrooms are spacious, and the unit includes a 4-piece bathroom and convenient IN-SUITE LAUNDRY. An assigned PARKING stall is included, and the property is part of a well-managed condominium complex, offering low-maintenance living and affordable ownership. Located in the heart of the city, this home is close to shopping, restaurants, grocery stores, schools, parks, walking paths, and public amenities. Enjoy being just minutes from Chestermere Lake, offering year-round recreation including boating, paddleboarding, and lakeside walking paths, while still having quick and easy access to Calgary for commuters. Currently tenant occupied, making this a TURN-KEY INVESTMENT PROPERTY with immediate RENTAL INCOME for investors with CONDO FEES UNDER \$215.00/MONTH. A great opportunity to own an affordable stacked townhouse style apartment in a prime Chestermere location.