



**1310, 310 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2146436**



**\$464,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, 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>	-	<b>Condo Fee:</b>	\$ 608
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Bathroom Mirrored Medicine Cabinets, Guest Bathroom Under Sink Metal Shelf Unit

Welcome to your new home in the heart of McKenzie Towne! This stunning 2-bedroom, 2-bathroom plus Den condo combines modern living with unparalleled convenience. The open floor plan, enhanced by high ceilings, built-in features, and a ceiling fan in the living room, creates a spacious and inviting atmosphere. The chef's kitchen boasts stainless steel appliances, upgraded tile from the kitchen to the dining area, granite countertops, a spacious island, a pantry, and a walk-in closet with organizers. The primary suite bedroom offers a luxurious 4-piece ensuite and a walk-in closet, while the second bedroom offers convenience adjacent to a 3 pc bathroom and also offers sliding French doors onto the flex den space. A cozy fireplace adds warmth and charm to the living area which is open concept to kitchen and dining and is wrapped in windows being a corner unit.. Enjoy the convenience of an in-unit washer and dryer, air conditioning, vinyl windows, and freshly painted walls that give the home a bright, welcoming feel. Step out onto your private patio, perfect for relaxing or entertaining. Additional features include a titled parking stall, assigned storage, an elevator, and an intercom for added convenience. Experience a maintenance-free lifestyle with no worries about snow removal or lawn care. McKenzie Towne is renowned for its amenities, with shops, restaurants, and cafes within walking distance. The vibrant High Street offers everything from boutique shopping to essential services, while a short stroll brings you to Inverness Pond and walking paths for excellent outdoor activities. With excellent transit links and easy access to major roadways, this condo offers not just a home but a lifestyle in a thriving community. Don't miss this incredible opportunity!