



**2208, 310 Mckenzie Towne Gate SE
Calgary, Alberta**

MLS # A2200182



\$324,800

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	2012 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Enclosed, Heated Garage, Other, Parkade, Parking Lot, S		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 466
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N.A

This beautifully updated 1-bedroom + den, 1-bathroom condo offers an open floor plan, modern finishes, and TWO titled parking stalls—one underground with an enclosed storage room and one surface stall. Perfect for first-time buyers, investors, or those looking to downsize, this unit features upgraded flooring, dark modern cabinetry, sleek backsplash, and stainless steel appliances. The kitchen with an eating bar flows seamlessly into the dining area and bright living room, with access to a private balcony. The spacious bedroom connects through a walk through closet to the 4pc ensuite, accessible from both the bedroom and main living space. The den off the living room provides flexibility for a home office, study, or additional storage. Nestled in the mature and highly sought-after community of McKenzie Towne, this condo is just steps from High Street, where you'll find shops, medical offices, grocery stores, and charming cafés. Enjoy seamless access to major roadways, direct transit to downtown, and close proximity to South Calgary Health Campus, Seton, and the extensive amenities of 130th Avenue. The Monarch complex provides carefree adult living, featuring secure underground parking, daily on-site maintenance, and an inviting lobby with multiple seating areas. This pet-friendly building (with board approval) is well-managed with a healthy reserve fund, ensuring a worry-free lifestyle. Whether you're commuting to downtown, exploring nearby parks and pathways, or heading to the mountains, this home offers the perfect blend of convenience, comfort, and low-maintenance living. Schedule your private viewing today!