

# \$299,900 - 3401, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2227491

**\$299,900**

1 Bedroom, 1.00 Bathroom, 787 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

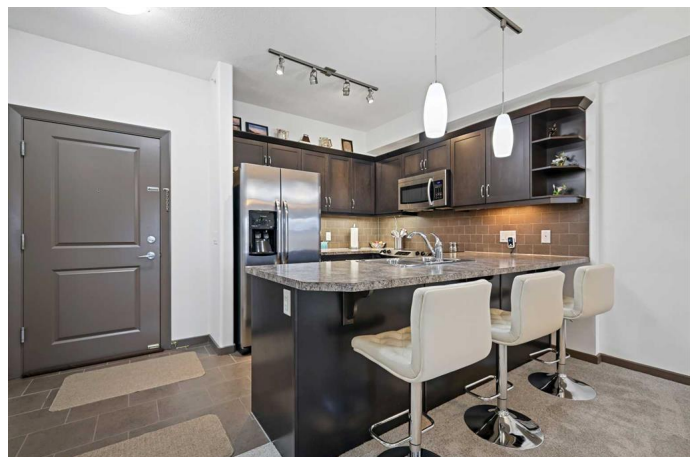
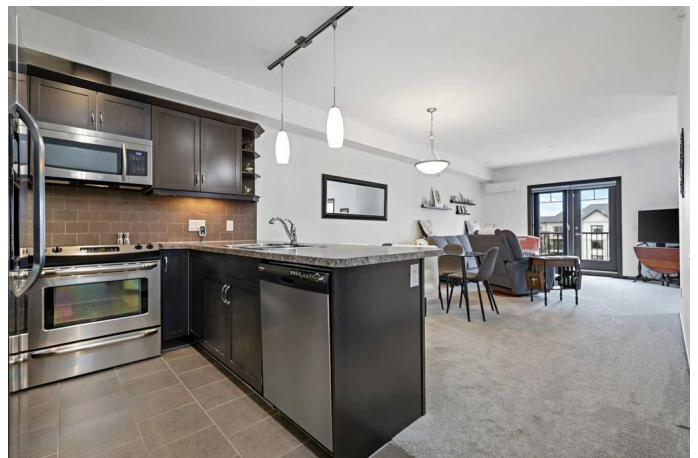
FANTASTIC QUIET TOP FLOOR, One Bedroom plus Den Home with Peek-a-Boo view of Downtown in this Highly Sought 18+ Complex! This Building is the Newest one in the Complex. BEAUTIFUL Kitchen with STRIKING Dark Cabinets, Tile Floor, Breakfast Bar & Stainless Steel Appliances including OTR Microwave/Hood fan, 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 can also be included! Titled Underground Parking with one of the Largest ENCLOSED STORAGE UNITS (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® #                      A2227491

Price                         \$299,900



|                |                   |
|----------------|-------------------|
| 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    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | M-2            |
| HOA Fees       | 227            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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