

# \$410,000 - 2101, 310 McKenzie Towne Gate Se, Calgary

MLS® #A2225976

**\$410,000**

2 Bedroom, 2.00 Bathroom, 923 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

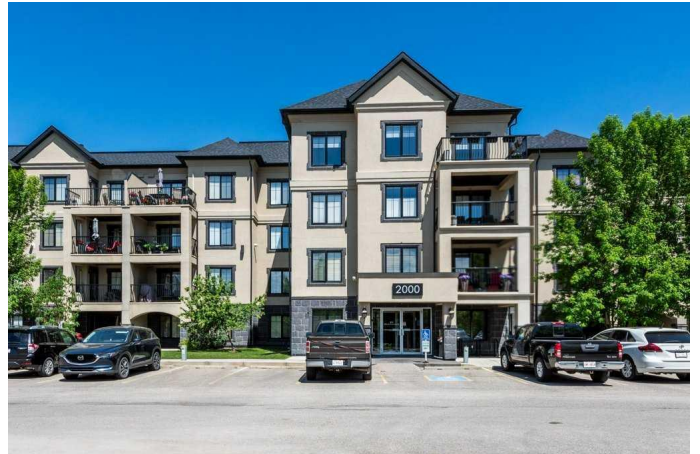
Looking for a cozy, convenient, and stylish spot to call home? Whether you're buying your first place or looking to downsize and relax, this 2-bed, 2-bath former show suite in McKenzie Towne is ready to welcome you! Bonus: it's on the main floor, so say goodbye to stairs and hello to happy knees.

With over 900 sq ft, this condo has all the upgrades you want—quartz countertops, stainless steel appliances, and upgraded flooring that's easy on the eyes (and your feet). Curl up by the gas fireplace for those Netflix marathons or keep your toes toasty with in-floor heating. And when summer hits, central A/C has your back.

The primary bedroom feels like a mini retreat with a walk-through closet and private ensuite. The second bathroom features a roomy, full-sized shower—no awkward tub/shower combos here! In-suite laundry, underground heated parking, and a large storage unit make life simple, plus there's plenty of visitor parking when friends and family come over.

Pet lovers, this place is pet-friendly with approval! The building is 18+ for peaceful living, and move-in dates are flexible, so you can take your time.

Close to shops, parks, and transit, everything you need is right around the corner—without the stress. Ready to make this McKenzie



Towne gem your new home? Schedule your viewing today and start living your best life!

Built in 2012

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2225976          |
| Price          | \$410,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 923               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2101, 310 Mckenzie Towne Gate Se |
| Subdivision | McKenzie Towne                   |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2Z 1E6                          |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Parkade, Underground                          |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor                                                                                                       |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |

|                 |     |
|-----------------|-----|
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 18             |
| Zoning         | M-2            |
| HOA Fees       | 226            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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