

\$309,900 - 1217, 6 Merganser Drive W, Chestermere

MLS® #A2239855

\$309,900

2 Bedroom, 2.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Chelsea_CH, Chestermere, Alberta

Welcome to 6 Merganser Drive West, where modern living meets small-town charm in this brand-new, beautifully crafted 2-bedroom, 2-bathroom condo. Thoughtfully designed with comfort and style in mind, this bright and spacious unit is perfect for anyone looking to enjoy contemporary finishes, functional living spaces, and a strong sense of community.

As you step inside, youâ€™re welcomed into a sun-filled, open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet night in, the space is ideal for both everyday living and entertaining. The kitchen features sleek, modern finishes with ample cabinetry and an inviting eating bar â€” perfect for casual meals, morning coffee, or gathering with friends.

The primary bedroom serves as a true retreat, complete with a walk-through closet that offers generous storage and leads into a private 3-piece ensuite bathroom. The second bedroom is equally well-appointed, located steps from the main 4-piece bathroom â€” an ideal setup for guests, family members, or a home office.

Large windows throughout the unit flood the space with natural light, creating a warm and welcoming atmosphere. Step outside onto your private balcony to enjoy fresh air, sunshine, or a peaceful moment with your



favorite book.

Located in a quiet, well-connected neighborhood, 6 Merganser Drive West offers more than just a home – it’s a lifestyle. The surrounding community is known for its friendly atmosphere, local parks, walking trails, and proximity to schools, shopping, and dining. Whether you’re taking a stroll around the block or heading into town for weekend activities, you’ll find everything you need just minutes away.

This brand-new unit combines quality construction, thoughtful design, and a vibrant location – making it an excellent choice for first-time buyers, professionals, downsizers, or investors alike. Don’t miss your opportunity to be a part of this growing, welcoming community.

Built in 2025

Essential Information

MLS® #	A2239855
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	702
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1217, 6 Merganser Drive W
Subdivision	Chelsea_CH
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Playground, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Composite Siding

Additional Information

Date Listed	July 16th, 2025
Days on Market	76
Zoning	R4

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.