



THE
A-TEAM

**RE/MAX
FIRST**

310 MCKENZIE TOWNE Gate #1309, Calgary T2Z 1A6

MLS® #: **A2197550**

Area: **McKenzie Towne**

Listing Date: **03/12/25**

List Price: **\$399,500**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **924**
Low Sqft:
Ttl Sqft: **924**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Owned,Secured,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`11"
Dining Room	Main	10`11" x 6`5"
Balcony	Main	10`0" x 9`3"
Walk-In Closet	Main	7`4" x 6`3"
Bedroom	Main	10`6" x 10`1"
4pc Bathroom	Main	10`0" x 4`11"

Room	Level	Dimensions
Kitchen	Main	10`3" x 9`1"
Laundry	Main	8`3" x 4`7"
Foyer	Main	5`0" x 4`9"
Bedroom - Primary	Main	11`11" x 10`3"
3pc Ensuite bath	Main	7`11" x 7`2"

Legal/Tax/Financial

Condo Fee:
\$527

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1111942**

Remarks

Pub Rmks: **OPEN HOUSE, SAT MAR 29th, 11:30am - 2:30pm. Welcome to the Monarch! A prestigious adult living 18+ building (children welcome as temporary guests) located in the heart of McKenzie Towne. With the inviting lobbies & entrances, tall windows & lovely landscaped grounds add to the stunning architecture of the building. This third-floor unit is overlooking high-street and only steps away from local shopping, restaurants/pubs, doctors offices and more. As you enter the condo, you're greeted with full heated flooring, so no wall mounted units or furnace, an open-concept living space with controlled in-floor heating throughout, designed with functionality & practicality in mind. The kitchen boasts a large island facing the living area, shaker style maple cabinetry, tiled backsplash, a brand new stainless steel dishwasher, large fridge with water/ice maker, OTR Microwave and electric smooth glass top range. Plus plenty of cupboards, counter space, under-cabinet lighting and a pantry. The spacious living area has large windows allowing the afternoon & evening sun in, too relax inside or out on your large private covered balcony to sip a coffee in the morning or a drink in the evening while BBQing and facing High Street! In the primary bedroom, you'll find enough space for a full king bedroom set, a walk-through closet, and a 3-piece ensuite with a full size standup shower! The second bedroom is perfect for kids, weekend visitors or a roommate to help supplement your mortgage! Inside the foyer, there is a big coat closet that leads to your main 4-pc bath featuring a deep soaker tub and lots of space. The in-suite laundry room also provides plenty of storage with the stacked washer/dryer unit. The underground parking is in a great location just across from the elevator entry that includes an enclosed storage room at the front of your stall. All of this is in the mature community of McKenzie Towne. This location also offers easy access to major roadways, South Calgary Health Campus, direct downtown transit across the street, parks, shopping, and plenty of dining options. Enjoy the Monarch condo lifestyle today while living at this adult and maintenance-free complex with snow removal, lawn care and secure underground parking. This is a Pet friendly complex with board approval due to size & weight restrictions.**

Inclusions:
Property Listed By: **Building Fob(s)**
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









