

**2202, 310 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2291965**



**\$339,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	931 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, Quartz Counters		

**Inclusions:** None

An excellent choice for a first time purchase or for someone looking for a home to accommodate an active, carefree lifestyle! This spacious two bedroom, two bathroom apartment style condo offers comfortable adult living. Your new home will impress the moment you walk through the well finished lobby and stroll down the immaculately kept common spaces. You enter the home to an open plan that features an attractive kitchen with new stainless steel appliances, quartz counter tops, and a pantry. Enjoy breakfast at the eating bar and entertain in the formal dining room. The living room is huge with a large window that gets West sun all afternoon and evening. Take in the outdoors from the covered balcony equipped with a gas line for a BBQ. When the day is done, retreat to the master bedroom with its walk through closet and large four piece en suite. The secondary bedroom is great space as a guest bedroom, office, or both! Storage space aplenty in both the laundry/storage room as well as in the parkade next to the included titled indoor parking stall. The main living area is air conditioned for those hot days. Everything that you want to be close to is right around the corner. Shopping, pathways, restaurants, and public transit are all nearby. Do not miss this wonderful home!