

**3302, 310 Mckenzie Towne Gate SE  
Calgary, Alberta**

**MLS # A2294867**



**\$294,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully appointed, 3rd floor, open-concept 1-bedroom plus den residence, where thoughtful design and everyday comfort come together seamlessly. The inviting kitchen overlooks the dining and living areas, creating an ideal setting for both relaxed living and effortless entertaining. It features stainless steel appliances, under-cabinet lighting, a garburator, and a stylish breakfast bar. The bright, airy living and dining space extends to a west-facing balcony with a gas hookup, perfect for enjoying warm summer evenings and sunset views. A well-designed den with custom built-ins and a large west-facing window offers a sophisticated workspace or versatile flex area. The spacious bedroom comfortably accommodates a king-sized bed and is complemented by a walk-through closet leading to a 4-piece bathroom. Additional features include in-suite laundry, a dedicated pantry, and exceptional storage throughout, ensuring both convenience and functionality. Enjoy the ease of heated, secure underground parking with an attached storage unit, along with available bike storage providing comfort in every season. Ideally located in the vibrant and established community of McKenzie Towne, you are just moments from Park & Ride transit, Inverness Pond, a seasonal outdoor skating rink, shops, restaurants, groceries, and fitness facilities. The Monarch at McKenzie Towne is a well-managed 18+ building, celebrated for its friendly atmosphere and welcoming community.