

**2101, 310 Mckenzie Towne Gate SE
Calgary, Alberta**

MLS # A2225976



\$415,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	923 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Beautifully UPGRADED, AIR-CONDITIONED Main Floor 2 Bedroom, 2 Bathroom Unit. Former SHOWSUITE features a SPACIOUS Kitchen with RICH Cabinetry, CLASSY Glass Backsplash, Stainless Steel Appliances, Breakfast Bar - ELEGANT Tile Flooring along with LVP & QUARTZ Countertops throughout. OPEN CONCEPT - Kitchen open to Dining/Living Room with a Corner FIREPLACE and Access to the WEST-FACING Patio with gas hook up. The Bedrooms are Perfectly situated on opposite sides of the Home - Master Bedroom features WALKTHROUGH CLOSET & Full ENSUITE. Main Bathroom has a FULL-SIZED SHOWER. IN-FLOOR HEATING throughout home as well as IN-SUITE LAUNDRY/ Utility Room, TITLED UNDERGROUND PARKING with Fully Enclosed STORAGE LOCKER - Complex has BIKE STORAGE available as well. Pets are allowed with Board Approval. FANTASTIC LOCATION in a WONDERFUL, Sought-after COMMUNITY! Walk to HIGH STREET with SHOPPING, RESTAURANTS, COFFEE SHOP, MEDICAL OFFICES, DRUG STORE, BARBER, HAIRDRESSER, & More. LOCAL GYM, PONDS, WALKING PATHS! QUICK POSSESSION! This is an 18+ Adult Building. Pets allowed with Board Approval.