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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

1309, 310 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2197550

$399,500

Division:	McKenzie Towne
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	924 sq.ft.	**Age:**	2011 (14 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Owned, Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 527
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Building Fob(s)

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 accesses 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.