

# \$389,500 - 3309, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2244271

**\$389,500**

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Great Value in this immaculate 2 bedroom 2 bath condo. Features include a Private balcony, In suite laundry, Induction range, oversized underground parking stall with storage right next to the elevator, bright white kitchen with eating bar, primary bedroom walk through closet including built in closet organizers and fridge with ice maker and water dispenser. All in the sought after location of McKenzie Towne. The original owner has kept this home in pristine condition and shows real pride of ownership.

Built in 2011

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244271          |
| Price          | \$389,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 936               |
| Acres          | 0.00              |
| Year Built     | 2011              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

Address 3309, 310 Mckenzie Towne Gate Se



|             |                |
|-------------|----------------|
| Subdivision | McKenzie Towne |
| City        | Calgary        |
| County      | Calgary        |
| Province    | Alberta        |
| Postal Code | T2Z 1J4        |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                            |
| Parking        | Enclosed, Heated Garage, Oversized, Secured, Titled, Underground, Owned, Parkade             |

## Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), See Remarks                                               |
| Appliances        | Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | In Floor                                                                                 |
| Cooling           | None                                                                                     |
| # of Stories      | 4                                                                                        |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line               |
| Construction      | Concrete, Stone, Stucco, Wood Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | M-2             |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.