



GRASSROOTS
REALTY GROUP

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**3201, 6 Merganser Drive W
Chestermere, Alberta**

MLS # A2306531



\$335,000

Division:	Chelsea_CH		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 356
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Three bedrooms, two full bathrooms, and two titled parking stalls are getting harder to find in newer condos. Welcome to Unit 3201 in Lockwood, located in Chelsea on the west edge of Chestermere, just minutes from Calgary. This unit stands out with a nearly 30 foot south facing balcony overlooking greenspace and a playground, giving you both light and privacy. Inside, the kitchen is sharp and functional with quartz countertops, a large island with breakfast bar, full height cabinetry, and stainless steel appliances. The layout works. A comfortable living area, a dedicated workspace, and smart separation between bedrooms that suits a small family, roommates, or a home office setup. The building adds real value with a top floor gym and access to a resident lounge in a neighbouring building. Chelsea is a fast growing community with planned schools, pathways, parks, and easy access to 17 Avenue and Stoney Trail, making the commute into Calgary simple. If you are trying to find space, functionality, and future upside without stretching your budget, this is one worth a look.