



GRASSROOTS
REALTY GROUP

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3102, 310 Mckenzie Towne Gate SE
Calgary, Alberta

MLS # A2330266



\$250,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	778 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), French Door, Granite Counters, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 423

LLD: -

Zoning: M-2

Utilities: -

Inclusions: n/a

Welcome to this beautifully maintained main-floor condo in The Monarch, an 18+ building in sought-after McKenzie Towne. Enjoy exceptional accessibility with your private walkout patio, complete with a gas hookup, opening directly onto manicured green grass and a walking path that leads to a peaceful garden with seating. Built in 2013, this bright and modern home offers just under 800 sqft of thoughtfully designed living space, featuring 1 bedroom, a versatile den, and 1 full bathroom. Freshly painted throughout, the open-concept layout is complemented by granite countertops, stainless steel appliances, a brand-new induction stove, tile and carpet flooring, with comfortable in-floor heating. Natural light fills the living area, which flows seamlessly to the private patio, creating an ideal indoor-outdoor living experience. The primary bedroom offers generous space, while the den provides the flexibility for a home office, reading nook, or guest space. A large storage locker down the hall and titled parking add everyday convenience. Residents of Monarch enjoy a quiet, pet-friendly (with board approval) building within walking distance of shops, restaurants, services, parks, and the McKenzie Towne Park & Ride, making commuting and daily errands effortless. Whether you're a first-time buyer, downsizer, or investor looking for a move-in-ready home in an exceptional location, this condo offers outstanding value and low-maintenance living in one of Calgary's most established communities. SOME PHOTOS ARE VIRTUALLY STAGED.