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3401, 310 Mckenzie Towne Gate SE  
Calgary, Alberta

MLS # A2220757



**\$315,000**

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	787 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks		

**Inclusions:** Portable Electric Fireplace, Storage Unit in Den, Couch - Seller is willing to sell almost all furniture, kitchen supplies for a fee so if interested please let us know what items they are interested in

FANTASTIC Quiet, Top Floor One Bedroom plus Den Home with Peek-a-Boo view of Downtown in this Highly Sought 18+ Complex! This Building is the Newest one in the Complex. Beautiful Kitchen with Striking Dark Cabinets, Tile Floor, Breakfast Bar & Stainless Steel Appliances including OTR Microwave/Hood fan, Smooth Top Stove. Generous Bedroom with Walkthrough Closet to the 4 Piece Bathroom, Bright Den with Storage Unit, Insuite Laundry with newer LG Combo Washer/Dryer Unit, In-Floor Heat, Air-Conditioning, 9 Foot Ceilings, Gas BBQ Hook-up on the Balcony. Couch, Portable Electric Fireplace and Storage Unit in Den are also included! Titled Underground Parking with Spacious Enclosed Storage Locker (Shelving is included in the Storage Unit). There are two lovely, open-air courtyards for your enjoyment. This Wonderfully Located Complex is Steps to Walking Paths along Pond and Transit. Easy Walking Distance to Shops, Restaurants, Grocery Store, Medical Offices and more along High Street. Excellent Complex, Excellent Community!