



# 310 McKenzie Towne Gate Calgary Alberta

\$309,900

This one bedroom plus den on the third floor gives you space, light and luxury. Located near High Street in Mckenzie Towne, The Monarch is an 18+ building with inviting lobbies and entrances. Its tall windows and lovely landscaped grounds add to the stunning architecture of the building. The condo itself has high-quality finishes including tile flooring, upgraded carpet, dark maple cabinetry, tile backsplash, quartz countertops, stainless steel appliances including double-sided refrigerator/freezer, smoothtop range, microwave hood/fan and dishwasher, and modern lighting fixtures. The living and dining area is very spacious and the kitchen has an island/bar. The living room has French doors to a spacious balcony with a gas-BBQ outlet. There is a good-sized versatile den/office that has sliding pocket doors to the large bedroom. It has a walk-through closet leading directly to the bathroom, which is outfitted with a tub/shower with full-tile surround, tile floors and a vanity with storage. Inside the foyer, there is a big coat closet and a laundry closet with a front-load washer and dryer. In-floor heat is included as well as a deeded underground parking stall with storage. Pet friendly with board approval. Walk to stores, restaurants, parks, transit and enjoy the Monarch lifestyle! (id:6769)

Foyer 6.00 Ft x 8.00 Ft  
Kitchen 9.00 Ft x 9.00 Ft  
Dining room 8.00 Ft x 8.00 Ft  
Living room 14.00 Ft x 16.00 Ft  
Primary Bedroom 11.00 Ft x 13.25 Ft

Den 7.17 Ft x 12.33 Ft  
Other 3.58 Ft x 8.42 Ft  
4pc Bathroom 5.42 Ft x 8.17 Ft  
Laundry room 3.00 Ft x 3.42 Ft

Listing Presented By:



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