

# \$394,300 - 2301, 310 Mckenzie Towne Gate Se, Calgary

MLS® #A2238054

**\$394,300**

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Monarch â€” a well-managed, adult (18+) building offering style, comfort, and a fantastic location. This beautifully kept two-bedroom, two-bathroom suite features a bright, open layout with thoughtful upgrades throughout.

The kitchen is both functional and stylish, showcasing rich cabinetry, granite countertops, under-cabinet lighting, stainless steel appliances, and a raised breakfast bar perfect for casual meals or entertaining. The kitchen flows into a spacious dining area and cozy living room, complete with air conditioning and a corner gas fireplace for year-round comfort. Step outside to enjoy the south-facing balcony â€” ideal for evening sun and relaxation.

The primary bedroom includes a walk-through closet leading to a private four-piece ensuite. A second well-sized bedroom and an additional three-piece bathroom provide flexibility for guests or a home office. Youâ€™ll also appreciate the convenience of in-suite laundry and ample storage space.

This unit comes with two titled parking stalls and is located a block from green spaces, walking and cycling paths. It has direct access to transit and shopping, a car is not required! It has immediate access to Deerfoot and Stoney Trail and just minutes from the South Health Campus. McKenzie Towne has its own



Counsel and the community is very well maintained

This is a perfect fit for professionals, downsizers, or anyone looking for low-maintenance living in a prime southeast location. You don't want to let this one slip away. Book your showing today!

Built in 2012

### Essential Information

MLS® #	A2238054
Price	\$394,300
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2301, 310 Mckenzie Towne Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E6

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Stall, Owned, Titled

### Interior

Interior Features	Breakfast Bar, Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	July 14th, 2025
Days on Market	5
Zoning	M-2
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX House of Real Estate
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