2306 310 Mckenzie Towne Gate SE

Calgary | Active | MLS® A2356833

$269,888









Bedrooms	Bathrooms	Year Built	Living area
1	1	2011	802.9 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Seller Direct Real Estate

A closer look

Welcome to the 18+ Monarch at McKenzie Towne! This beautifully appointed 805 sq. ft. one-bedroom plus den condo offers TWO TITLED PARKING SPACES! Enjoy the convenience of one heated underground parking stall with a separate storage locker, plus an additional surface stall located close to the front entrance. Step inside and discover a bright, open-concept floor plan featuring modern finishes throughout. Warm laminate flooring flows throughout the main living areas, complemented by tile in the kitchen and bathroom. The kitchen offers plenty of cabinetry and countertop space, along with a convenient breakfast bar. The spacious dining area easily accommodates a large dining table, making it perfect for entertaining family and friends. The open living room flows seamlessly from the formal dining room and provides access to your private balcony, complete with a gas BBQ hookup. The versatile den is ideal for a home office, additional storage, or a creative hobby space. The spacious primary bedroom features soft carpeting, plenty of room for a king-sized bed, and a large wardrobe with ample closet space. The four-piece ensuite includes a shower/soaker tub combination and a convenient cheater door connecting to the hallway. Just outside, you'll also find a hallway closet and in-suite laundry. Located in the desirable community of McKenzie Towne, Monarch offers easy access to scenic walking trails and picturesque Inverness Pond. Residents can also enjoy access to McKenzie Towne Hall, which offers a variety of events and programs-a wonderful way to meet your neighbours and get involved in the community.
Conveniently close to doctors' offices, dentists, pubs, shopping, schools, and so much more, this condo offers comfortable living in a fantastic location.
Don't miss your opportunity to come home to Monarch at McKenzie Towne! Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356833
Bedrooms	1
Bathrooms	1
Year Built	2011
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	802.9 sq. ft.
Condo Fee:	$466.09
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	1
Plan:	1211859
Heating:	In Floor
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
HOA Fee:	$235.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Monarch at McKenzie Towne
Community:	McKenzie Towne
Amenities:	Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	Ikea wardrobe in primary bedroom
Restrictions:	Adult Living, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Balcony · 14'3" × 6'8" ·
Main Floor	Walk-In Closet · 8'5" × 3'7" ·
Main Floor	Den · 12'4" × 7'3" ·
Main Floor	Bedroom - Primary · 13'3" × 10'11" ·
Main Floor	Living Room · 13'9" × 11'7" ·
Main Floor	Dining Room · 12'4" × 11'11" ·

Main Floor	Kitchen With Eating Area · 9'4" × 8'9" ·
Main Floor	Laundry · 3'9" × 3' ·
Main Floor	Entrance · 8'9" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Pond, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2306-310-mckenzie-towne-gate-se-calgary-a2356833/

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