

# \$305,000 - 196, 300 Marina Drive, Chestermere

MLS® #A2198530

**\$305,000**

2 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

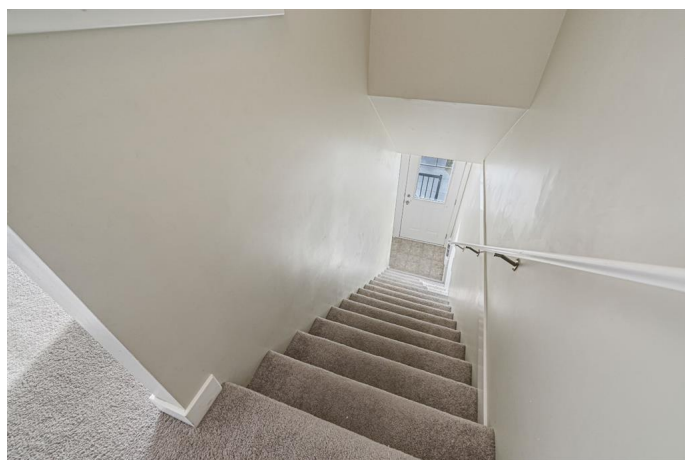
Westmere, Chestermere, Alberta

2 BED | IN-SUITE LAUNDRY | ASSIGNED PARKING | LOW CONDO FEES Welcome to Chestermere Station, where comfort and lakeside living come together! This charming 2-bedroom unit is located just moments from Chestermere Lake and is within walking distance of grocery stores, cafes, shops, and all the daily essentials. Situated on the second floor, the bright and open layout features two spacious bedrooms, a well-designed bathroom, and a kitchen that flows seamlessly into the living room—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry, plus extra storage in the laundry room for added organization. Step outside onto the generous balcony, where natural light and fresh air fill the space, ideal for enjoying sunny days or cool evenings. The unit also comes with an assigned parking stall right outside your door. Just 15 minutes from Calgary, this home offers an ideal combination of affordability, convenience, and access to the great outdoors. Schedule your private viewing today!

Built in 2012

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2198530  |
| Price     | \$305,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 807               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 196, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Other, Visitor Parking   |
| Parking Spaces | 1                        |
| Parking        | Assigned, Outside, Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Lot Description   | Landscaped                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | March 3rd, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 47 |
| Zoning         | TC |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Keller Williams BOLD Realty |
|----------------|-----------------------------|

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