

# \$310,000 - 167, 300 Marina Drive, Chestermere

MLS® #A2194378

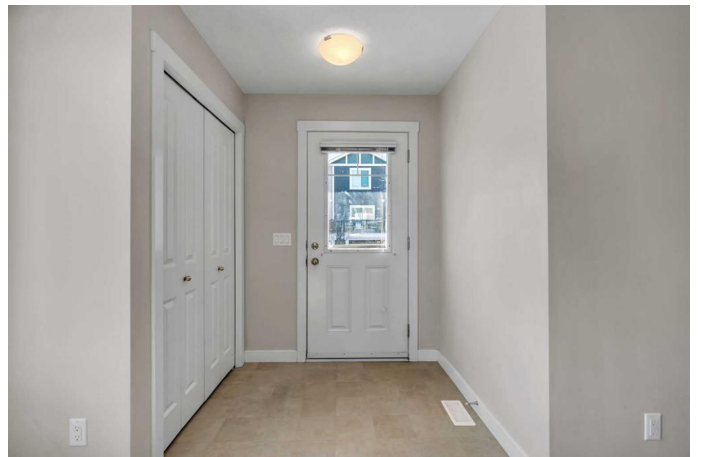
**\$310,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Charming 2-Bedroom Condo in the Heart of Westmere, Chestermere!! Welcome to the highly sought-after community of Westmere in Chestermere, Alberta. This beautifully maintained 802 sq. ft. condo, located on the 2nd floor, is the PERFECT opportunity for first-time buyers, downsizers, or investors looking for a SMART addition to their portfolio. This BRIGHT and AIRY 2-bedroom unit features a desirable OPEN-CONCEPT design, blending the kitchen, dining, and living areas seamlessly—ideal for MODERN LIVING. As you step inside, you’ll immediately appreciate the SPACIOUS feel and natural light flooding through the large south-facing windows. The well-appointed kitchen boasts high-quality cabinetry finished to the ceiling, along with a full set of appliances, making it as practical as it is STYLISH. One of the STANDOUT features is the front deck—perfect for outdoor relaxation, barbecues, or casual get-togethers with friends. Both bedrooms are generously sized, offering comfort and convenience, while the shared 4-piece bathroom serves as a sleek and functional space for the household. Additionally, this unit comes with the added convenience of an in-unit washer and dryer, allowing you to do laundry at your leisure. Residents of Chestermere Station ENJOY beautifully landscaped grounds, complete with outdoor spaces and a gazebo for a peaceful escape. Located just a short walk from the picturesque Lake Chestermere, you’ll



have easy access to shopping, local restaurants, and all the amenities this vibrant community has to offer. Don't miss out on this FANTASTIC opportunity to own a stylish and well-kept condo in one of Chestermere's most desirable neighborhoods. CALL TODAY to book your PRIVATE TOUR and make this charming home yours!!

Built in 2012

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2194378          |
| Price          | \$310,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 802               |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 167, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Gazebo, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1  |
| Parking        | Assigned, Outside, Stall                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings        |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Basement          | None   |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 54                  |
| Zoning         | TC                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.