

# \$379,900 - 3207, 6 Merganser Drive, Chestermere

MLS® #A2200175

**\$379,900**

2 Bedroom, 2.00 Bathroom, 693 sqft  
Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

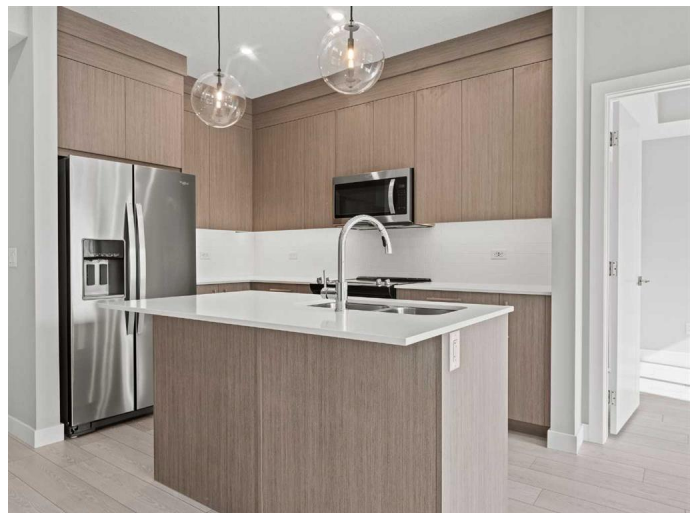
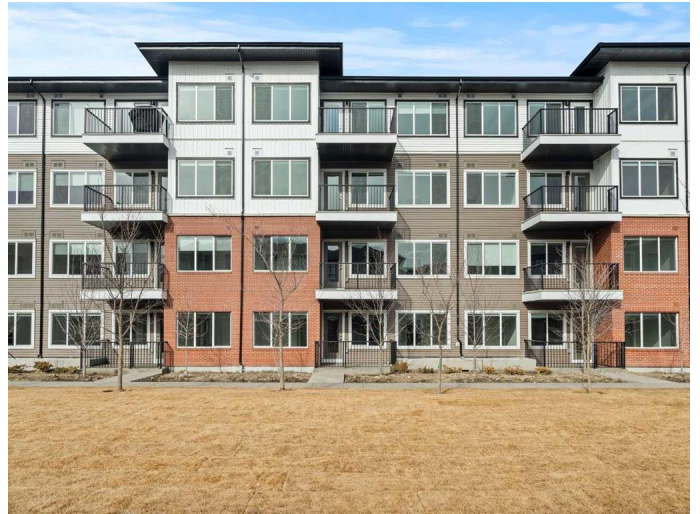
Welcome home to 3207, 6 Merganser Drive, located in the heart of Chestermere's growing community, Chelsea. This unit offers a contemporary and beautifully designed 2-bedroom + den condo allowing a variety of lifestyles with friends, family or work from home life with ease. This property is equipped with modern finishes, open-concept living, and fantastic amenities for the perfect blend of style and convenience. This building (3000) is conveniently offering the fitness center/ gym on the top floor, a pet spa is located in the adjacent building (2000), and an owners lounge in the other building (4000) for booking all those superbowl watch parties! This property has 9-ft ceilings & recessed lighting create a bright and airy feel. Offering in suite laundry, tranquil balcony facing onto the back greenspace ensuring you can enjoy your quiet morning coffee. This property is a wonderful investment opportunity for first time buyers, new investors or anyone looking for convenient and affordable living in the City of Chestermere, Alberta which being able to access downtown Calgary in 20 minutes! Book your showing today!

Built in 2025

## Essential Information

MLS® #                   A2200175

Price                      \$379,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	693
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	3207, 6 Merganser Drive
Subdivision	Chelsea_CH
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

### **Amenities**

Amenities	Bicycle Storage, Fitness Center
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	30

Zoning R3

## **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.