# \$245,000 - 213, 300 Marina Drive, Chestermere

MLS® #A2240841

## \$245,000

2 Bedroom, 1.00 Bathroom, 748 sqft Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Welcome to Chestermere Station where LOCATION, CONVENIENCE, and LIFESTYLE are just outside your front door. This well maintained 2 bedroom unit is ideal for those with an active lifestyle. It is conveniently located across the street from shopping and amenities. It's a 5 minute walk to John Peake Memorial Park & CHESTERMERE LAKE. Under 5 minutes to take FIDO for a walk to Steve King Memorial Dog park or a 10 minute walk to the Chestermere Off Leash Area. PRAIRIE WATERS ELEMENTARY & ST GABRIEL THE ARCHANGEL SCHOOL, are a modest 10 minute walk from Chestermere Station! Enjoy the extensive pathways and parks throughout the community and saver the rest of the summer days at Chestermere Lake. This bright lower level unit is located directly across from the Gazebo and Greenspace. Enjoy the shade of your cool covered patio area while you grill up a dinner. Or, walk over to the Gazebo and soak up some sunshine. The spacious front foyer ushers you into this open concept unit. Natural light spills through the large windows and illuminates the generous sized living room. The sleek modern kitchen is host to a sizeable peninsula and breakfast bar. A comfortable sized master bedroom with several options for furniture placement. Roomy second bedroom. 4 piece bath. And, a large laundry and storage room. The perfect size to host your bike. The assigned parking stall is just outside the unit with ample visitor parking throughout the







complex. This 747 sq ft, 2 bedroom condo offers ample space for the single professional, couple, or roommates. Priced right for first time home buyer or investor with modest condo fees of \$211.31/month. This unit comes fully furnished for your convenience. Pet friendly with board approval. A short drive to East Hills Shopping and Entertainment. Quick access to 17 Ave or Highway 1. An exceptional location for those working downtown with an approximate 15 minute commute to Rundle Train Station. Contact your favourite realtor today to call this home your own.

#### Built in 2012

#### **Essential Information**

MLS® # A2240841 Price \$245,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 748
Acres 0.00
Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style Stacked Townhouse

Status Active

# **Community Information**

Address 213, 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

Parking Stall, Assigned, Guest

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Vinyl Windows, Kitchen Island,

Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window

Coverings, Washer/Dryer Stacked

Heating Forced Air

Cooling None

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Courtyard, Private Entrance

Lot Description Corner Lot, Landscaped

Roof Asphalt

Construction Vinyl Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 104
Zoning DC

### **Listing Details**

Listing Office CIR Realty

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