

# \$264,900 - 213, 300 Marina Drive, Chestermere

MLS® #A2240841

**\$264,900**

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 save 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. 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	\$264,900
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	Snow Removal, Trash, Visitor Parking, Gazebo
Parking Spaces	1

Parking	Assigned, Stall, Guest
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## Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
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	54
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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