

# \$377,000 - 3207, 6 Merganser Drive, Chestermere

MLS® #A2212925

**\$377,000**

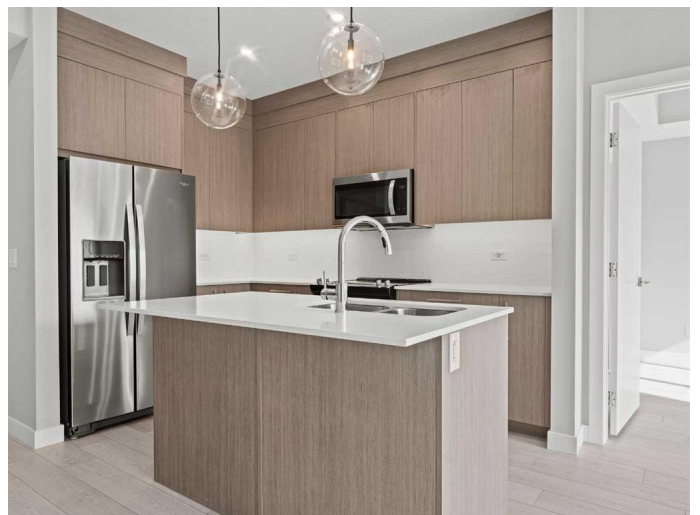
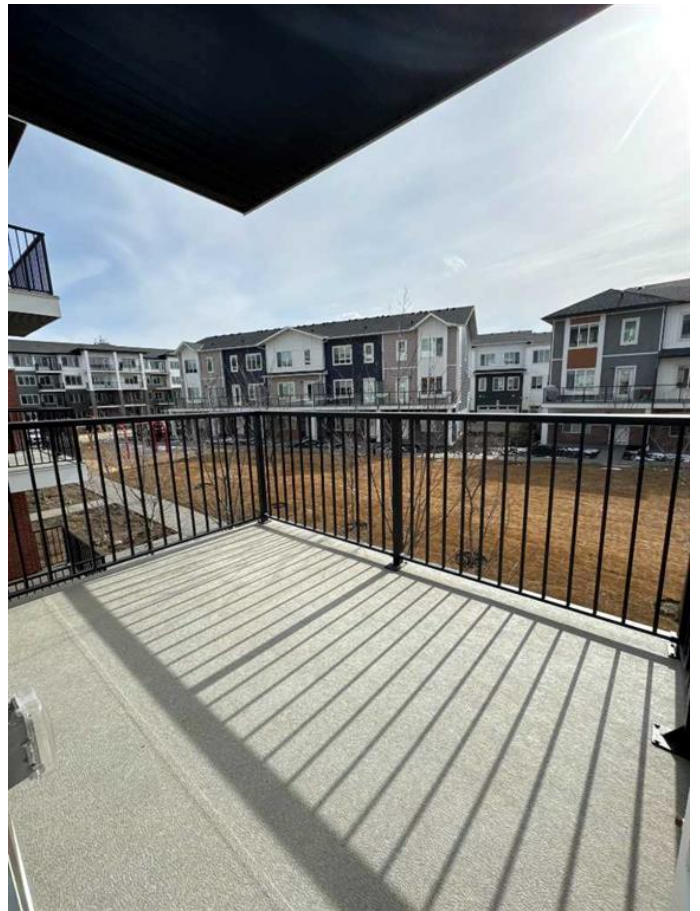
2 Bedroom, 2.00 Bathroom, 693 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

## OFFERING 1 YEAR OF CONDO FEES!

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® # A2212925

Price \$377,000

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	April 17th, 2025
Days on Market	21

Zoning	R3
<b>Listing Details</b>	
Listing Office	The Real Estate District



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.