

# \$305,000 - 196, 300 Marina Drive, Chestermere

MLS® #A2198530

## \$305,000

2 Bedroom, 1.00 Bathroom, 807 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

2 BED | IN-SUITE LAUNDRY | ASSIGNED PARKING | LOW CONDO FEES Welcome to Chestermere Station, where comfort and lakeside living come together! This charming 2-bedroom unit is located just moments from Chestermere Lake and is within walking distance of grocery stores, cafes, shops, and all the daily essentials. Situated on the second floor, the bright and open layout features two spacious bedrooms, a well-designed bathroom, and a kitchen that flows seamlessly into the living room—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry, plus extra storage in the laundry room for added organization. Step outside onto the generous balcony, where natural light and fresh air fill the space, ideal for enjoying sunny days or cool evenings. The unit also comes with an assigned parking stall right outside your door. Just 15 minutes from Calgary, this home offers an ideal combination of affordability, convenience, and access to the great outdoors. Schedule your private viewing today!

Built in 2012

### Essential Information

MLS® #	A2198530
Price	\$305,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	807
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### **Community Information**

Address	196, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### **Amenities**

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Assigned, Outside, Stall

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
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Days on Market	10
Zoning	TC

## **Listing Details**

Listing Office            Keller Williams BOLD Realty

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