# \$450,000 - 902, 33 Merganser Drive W, Chestermere

MLS® #A2198941

# \$450,000

2 Bedroom, 3.00 Bathroom, 1,346 sqft Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Spacious & affordable Investor-Friendly Townhouse in Chelsea, Chestermere!

Welcome to this modern and spacious 2-bedroom, 2.5-bathroom townhouse in the sought-after Cascata project. Unlike similar-sqft-sized 3-bedroom townhomes, this well-designed home features larger bedrooms, offering a more comfortable and functional layout. Originally built with the option for a third bedroom at the garage level, the design allows for flexibility to suit various future needs.

The open-concept main floor is bright and inviting, with a stylish kitchen featuring quartz countertops, rich brown cabinetry, and sleek stainless steel appliances. The living and dining areas flow seamlessly, creating a perfect space for entertaining or relaxing. Upstairs, the primary bedroom offers a private 4-piece ensuite, and another good sized second bedroom.

For investors, the rental market is challengingbut this home is already tenanted with responsible and reliable occupants, offering immediate rental income stability. The tandem 2-car garage plus an additional driveway space ensures plenty of parking. At the back, a shared courtyard provides an open outdoor space to enjoy.

Located just minutes from Chestermere Lake, parks, and walking paths, this home is perfect







for those looking for a balance between nature and convenience. With quick access to East Hills Shopping Centre, including Costco, Walmart, and Cineplex, and an easy commute to Calgary, this is a fantastic opportunity to own in a growing community. Don't miss outâ€" book your showing today!

#### Built in 2023

### **Essential Information**

MLS® # A2198941 Price \$450,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,346 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 902, 33 Merganser Drive W

Subdivision Chelsea\_CH
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 2S3

#### **Amenities**

Amenities Community Gardens, Visitor Parking

Parking Spaces 3

Parking Double Garage Attached, Driveway, Tandem

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters Appliances Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer

Heating Forced Air

Cooling None Basement None

## **Exterior**

Exterior Features Courtyard

Lot Description Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 7th, 2025

Days on Market 29 Zoning R4

# **Listing Details**

Listing Office PREP Realty

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