

# \$274,900 - 245, 300 Marina Drive, Chestermere

MLS® #A2202701

## \$274,900

2 Bedroom, 1.00 Bathroom, 802 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Welcome to 245, 300 Marina Drive, a bright and inviting top-floor stacked townhouse in the heart of Chestermere. This 2-bedroom, 1-bathroom unit offers an open-concept design that seamlessly connects the kitchen, dining area, and living room, creating a spacious and functional living space.

Enjoy plenty of natural light and beautiful sunny views from the southwest-facing balcony, perfect for relaxing or entertaining. The unit also features in-suite laundry for added convenience and comes with one assigned parking stall.

Located just steps away from Chestermere Lake, shopping, dining, and walking paths, this home is ideal for first-time buyers, downsizers, or investors. Don't miss out on this fantastic opportunity—schedule your viewing today!

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2202701  |
| Price          | \$274,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 802       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2012              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | Stacked Townhouse |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 245, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Basement          | None  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | See Remarks                     |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 32               |
| Zoning         | TC               |

### **Listing Details**

Listing Office            Hope Street Real Estate Corp.

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