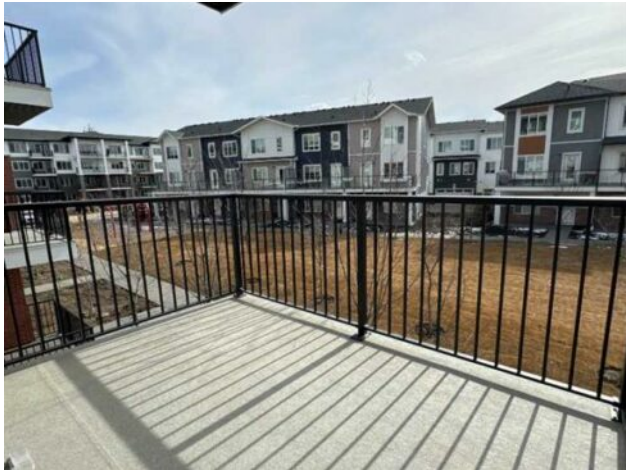


**3207, 6 Merganser Drive**  
**Chestermere, Alberta**

**MLS # A2212925**

**\$377,000**



<b>Division:</b>	Chelsea_CH		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	693 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

<b>Inclusions:</b>	N/A
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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!