

\$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

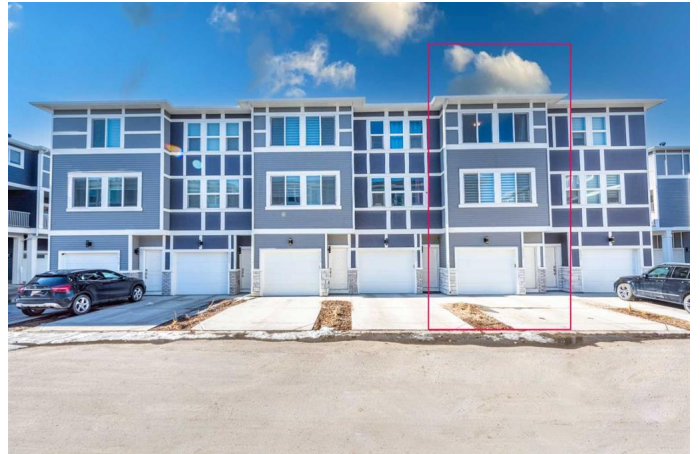
Spacious & affordable Investor-Friendly
Townhouse in Chelsea, Chestermere!

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 challenging- but 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. Donâ€™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	45
Zoning	R4

Listing Details

Listing Office	PREP Realty
----------------	-------------

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