

# \$295,000 - 3212, 6 Merganser Drive, Chestermere

MLS® #A2249944

**\$295,000**

2 Bedroom, 2.00 Bathroom, 691 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

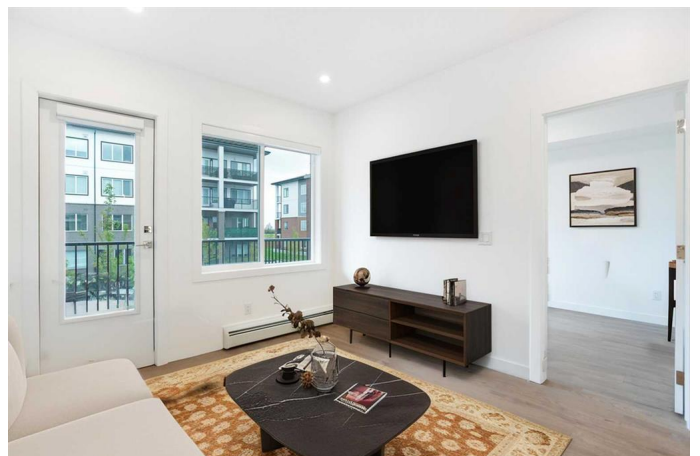
Two Title Parking Stalls | Two Beds + Den | Two Full Bathrooms | Welcome to this beautifully appointed 2-bedroom plus den condo, ideally located on the west edge of Chestermere with an easy commute into Calgary. Designed with a thoughtful open layout, this home features separated bedrooms on opposite sides, providing privacy and functionality.

The modern kitchen is a true highlight, showcasing stainless steel appliances, stone countertops, full-height cabinets, pot lights, and a spacious island perfect for both cooking and entertaining. The living area flows seamlessly to a large balcony where you can relax and enjoy the outdoors.

Upgraded with luxury vinyl plank flooring throughout, the home combines style and durability. The versatile den adds flexibility, whether you need a home office, guest space, or cozy reading nook.

Two full bathrooms complement the well-designed bedrooms, including a comfortable primary ensuite. Practicality meets convenience with two titled parking stalls, making daily life effortless.

You'll love the amazing amenities offered at the Lockwood: fitness centre, dog wash, owner's lounge and a secure bike storage room.



Perfectly positioned, youâ€™ll appreciate quick access to Costco, East Hills Shopping Centre, and Chestermere Station Shopping Centre. With Chestermere lake being only a quick drive away, you can enjoy summer to its fullest. Whether commuting to Calgary or basking in Chestermereâ€™s local charm, this home offers the best of both worlds.

Built in 2024

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2249944          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 691               |
| Acres          | 0.00              |
| Year Built     | 2024              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3212, 6 Merganser Drive |
| Subdivision | Chelsea_CH              |
| City        | Chestermere             |
| County      | Chestermere             |
| Province    | Alberta                 |
| Postal Code | T1X 2Y2                 |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Fitness Center, Other, Recreation Room |
| Parking Spaces | 2                                                            |
| Parking        | Stall                                                        |

**Interior**

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                              |
| Cooling           | None                                                                                   |
| # of Stories      | 4                                                                                      |

## Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Balcony    |
| Construction      | Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | Multi Family      |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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