

# \$259,000 - 212, 300 Marina Drive, Chestermere

MLS® #A2263973

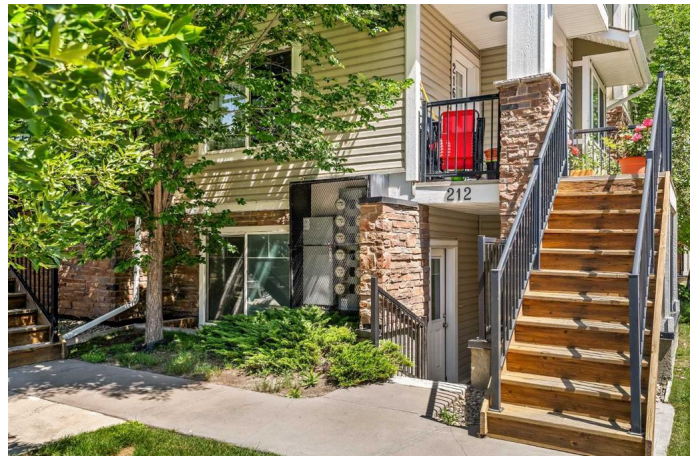
**\$259,000**

2 Bedroom, 1.00 Bathroom, 756 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Why rent when you can own for less and start building equity?! Welcome to #212 300 Marina Drive! This townhouse is perfect for first-time home buyers or investors. Located in the highly sought-after Chestermere Station complex, this location provides the perfect blend of comfort and convenience. Step into this exceptionally maintained single-level 2 bed, 1 bath unit that offers an open concept floor plan. Featuring a large living room, a good-sized kitchen with ample cabinet space and a peninsula island, large windows that provide an abundance of natural light, and a laundry room large enough for additional storage. This unit comes with one parking stall steps from your door and plenty of visitor parking for your guests. Located close to all of Chestermere's amenities, including shopping, restaurants, professional services, the beach, parks, walking and biking paths, as well as the rec center! Just a short drive to East Hills Shopping Center with Costco, Walmart, Cineplex, and much more. Book you're showing today to see the value in this townhome!



Built in 2012

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2263973  |
| Price    | \$259,000 |
| Bedrooms | 2         |

|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 756           |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 212, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X0P6                |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Gazebo, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                            |
| Parking        | Stall                                        |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Landscaped, See Remarks         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 14                 |
| Zoning         | TC                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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