

# \$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

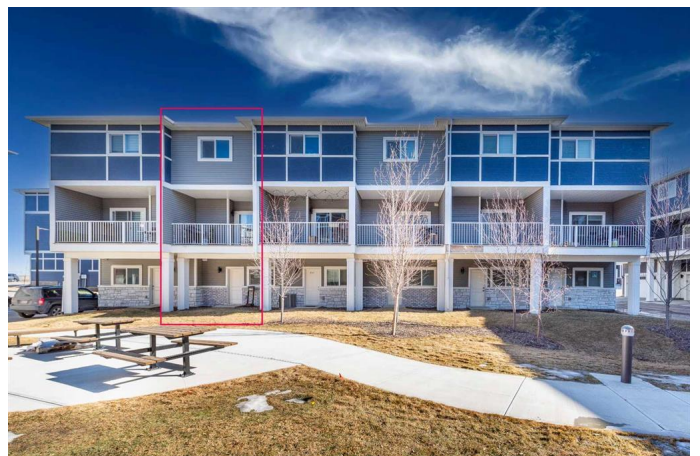
Spacious & affordable Investor-Friendly  
Townhouse in Chelsea, Chestermere!

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. Don't miss out! 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 | 29              |
| Zoning         | R4              |

## Listing Details

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

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