

# \$405,000 - 902, 33 Merganser Drive W, Chestermere

MLS® #A2233933

**\$405,000**

2 Bedroom, 3.00 Bathroom, 1,346 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

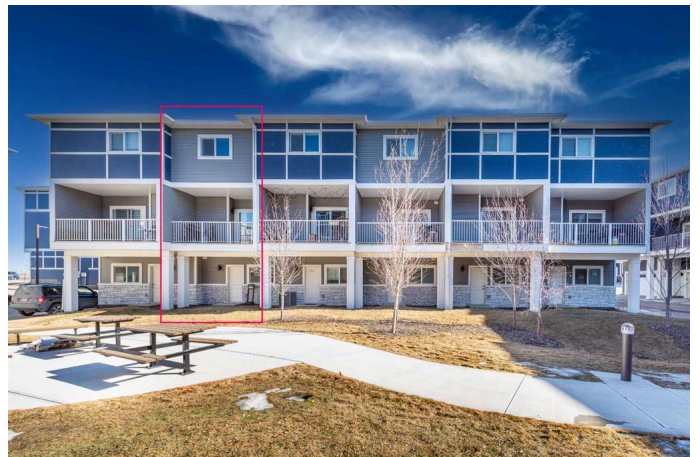
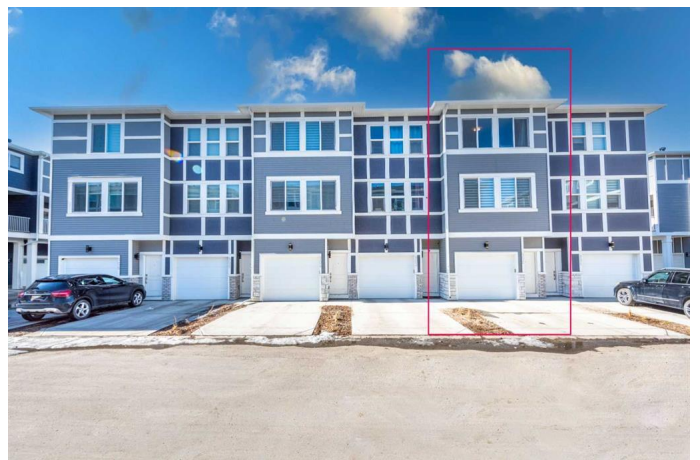
Spacious & affordable Investor-Friendly  
Townhouse in Chelsea, Chestermere!

Welcome to this modern and spacious 2-bedroom, 2.5-bathroom townhouse. Unlike similar-sqft-sized 3-bedroom townhomes, this well-designed home features larger bedrooms, offering a more comfortable and functional layout. Originally designed with the option for a third bedroom at the garage level, it 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.

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® #	A2233933
Price	\$405,000
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	Visitor Parking, Community Gardens
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              June 23rd, 2025  
Days on Market        59  
Zoning                    R4

**Listing Details**

Listing Office            DreamHouse Realty Ltd.

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