

# \$324,900 - 1217, 6 Merganser Drive W, Chestermere

MLS® #A2239855

**\$324,900**

2 Bedroom, 2.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Chelsea\_CH, Chestermere, Alberta

Welcome to 6 Merganser Drive West, where modern living meets small-town charm in this brand-new, beautifully crafted 2-bedroom, 2-bathroom condo. Thoughtfully designed with comfort and style in mind, this bright and spacious unit is perfect for anyone looking to enjoy contemporary finishes, functional living spaces, and a strong sense of community.

As you step inside, youâ€™re welcomed into a sun-filled, open-concept layout that seamlessly connects the living room, dining area, and kitchen. Whether you're hosting guests or enjoying a quiet night in, the space is ideal for both everyday living and entertaining. The kitchen features sleek, modern finishes with ample cabinetry and an inviting eating bar â€“ perfect for casual meals, morning coffee, or gathering with friends.

The primary bedroom serves as a true retreat, complete with a walk-through closet that offers generous storage and leads into a private 3-piece ensuite bathroom. The second bedroom is equally well-appointed, located steps from the main 4-piece bathroom â€“ an ideal setup for guests, family members, or a home office.

Large windows throughout the unit flood the space with natural light, creating a warm and welcoming atmosphere. Step outside onto your private balcony to enjoy fresh air, sunshine, or a peaceful moment with your



favorite book.

Located in a quiet, well-connected neighborhood, 6 Merganser Drive West offers more than just a home – it’s a lifestyle. The surrounding community is known for its friendly atmosphere, local parks, walking trails, and proximity to schools, shopping, and dining. Whether you’re taking a stroll around the block or heading into town for weekend activities, you’ll find everything you need just minutes away.

This brand-new unit combines quality construction, thoughtful design, and a vibrant location – making it an excellent choice for first-time buyers, professionals, downsizers, or investors alike. Don’t miss your opportunity to be a part of this growing, welcoming community.

Built in 2025

**Essential Information**

MLS® #	A2239855
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	702
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1217, 6 Merganser Drive W
Subdivision	Chelsea_CH
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X 2Y2

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Playground, Storage, Trash, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Composite Siding

### Additional Information

Date Listed	July 16th, 2025
Days on Market	13
Zoning	R4

### Listing Details

Listing Office	CIR Realty
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