

# \$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

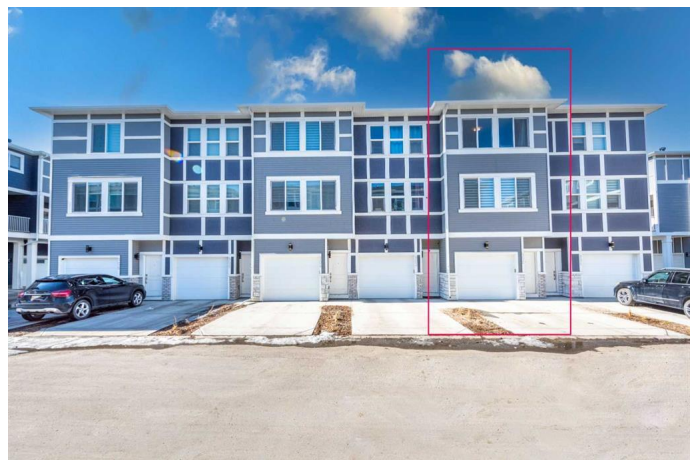
Spacious & affordable Investor-Friendly  
Townhouse in Chelsea, Chestermere!

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        67  
Zoning                    R4

**Listing Details**

Listing Office            DreamHouse Realty Ltd.

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