

\$489,000 - 56 Promenade Way Se, Calgary

MLS® #A2188911

\$489,000

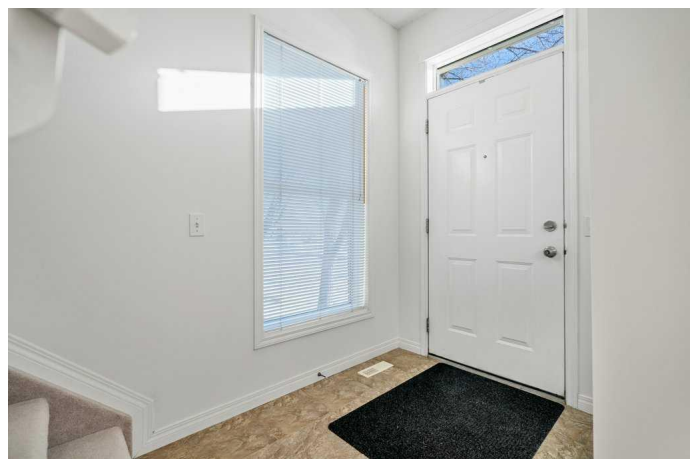
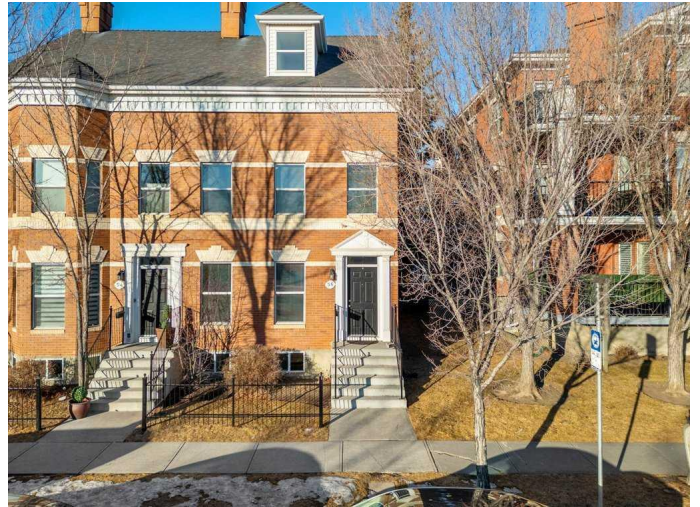
2 Bedroom, 3.00 Bathroom, 1,241 sqft
Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

Brownstone living at its finest! Located across from Elgin pond, walking paths and just a quick stroll to High Street for all your much needed necessities. This end unit row home has only 1 neighbor and offers an open design, freshly re-painted, new carpets just installed with a front lifestyle room, oversized window and gas fireplace. There is a 2-piece bath off to the side with the rear main floor plan offering a family size dining area complete with garden doors to your private fully fenced and landscaped yard. Classic white kitchen cabinets, a plethora of counter and storage space as well as a full appliance package complete this space. The upper plan showcases vaulted ceilings from front to back with 2 primary bedrooms. The front bedroom boasts a 4-piece en-suite bath with the rear bedroom a 3-piece en-suite bath. Both rooms offer generous space for all your furniture placements and walk in closets!. The convenience of upper laundry between the 2 bedrooms completes this space. Looking for more, well check out the full basement with 2 sunshine windows, a bathroom rough in and plenty of added space to make your own. Simply the best in location, style and walkability, all within the quaint community of Mckenzie Towne.

Built in 1999

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2188911 |
| Price | \$489,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,241 |
| Acres | 0.05 |
| Year Built | 1999 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 56 Promenade Way Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 3R4 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |

| | |
|--------------|------------------|
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn, Level, Views |
| Roof | Asphalt Shingle |
| Construction | Brick |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 31st, 2025 |
| Days on Market | 63 |
| Zoning | M-1 |
| HOA Fees Freq. | ANN |

Listing Details

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

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