

\$449,000 - 156 Promenade Way Se, Calgary

MLS® #A2101362

\$449,000

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Thirsty for an amazing townhome? THIS TALL DRINK OF WATER will satiate any parched buyer's desires and TOP THEM ! JUST RENOVATED (new carpet, paint & kitchen contertops) 2ST 'CARMA' TOWNHOME! 2 Bdrm, 2.5 baths (1161 ft2) PRIVATE FENCED SOUTH FACING PATIO (white picket fence) & DOUBLE ATTACHED GARAGE WITH A PERFECT VIEW OF THE POND (LITERALLY IN FRONT OF THE PAVED WALKING/RUNNING PATH SYSTEM)--- Large family room and Island kitchen (new countertops and flooring) with breakfast nook on main floor (garden door to balcony w/ natural gas hookup for BBQ). 2 large Bedrooms upstairs with new carpet and paint, each with ensuite. Primary bedroom has large walk-in closet and SHOW STOPPER SOUTH FACING WINDOW--LOOKING OUT over the POND. NO RESTRICTIONS WHEN IT COMES TO WATER (VIEWS) HERE! Undeveloped basement with large area for storage and SAMSUNG Washer/Dryer (side by side). DOUBLE ATTACHED GARAGE (19'10"x16'6"). Steps to McKenzie Towne's RETAIL BULLSEYE --every amenity imaginable! WHILE YOU'RE BRUSHING YOUR TEETH IN THE SHOWER FOR 3 MINUTES, THINK ABOUT HOW 'Mosaic of High Street' has a ROCK SOLID RESERVE FUND (\$807,885.54 as at April 30th, 2024)! GET TO THIS PRECIOUS WATER HOLE BEFORE SOMEONE ELSE DRINKS IT UP! Don't forget to view our 3D tour and make sure



to come out to our OPEN HOUSES THIS
SATURDAY & SUNDAY 2-4PM (JUNE
22+23RD)!

Built in 2003

Essential Information

MLS® #	A2101362
Price	\$449,000
Sold Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	156 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4E9

Amenities

Amenities	Park, Picnic Area, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Playground, Storage
Lot Description	Creek/River/Stream/Pond, Front Yard, Low Maintenance Landscape, Street Lighting, Views, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 5th, 2024
Days on Market	15
Zoning	DC (pre 1P2007)
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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