

\$469,900 - 294 Promenade Way Se, Calgary

MLS® #A2111518

\$469,900

2 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.15 Acres

McKenzie Towne, Calgary, Alberta

This property is now sold . I will be reporting it when I receive the deposit. This exceptional townhome with central air conditioning, convenient dual primary bedrooms and a double attached garage is perfect for first-time buyers, young families and downsizers! Beautiful pond views from the south-facing front patio perfect for restful morning coffees or peaceful summer nights. The stylish interior is modern yet comfortable with an open floor plan that is bathed in natural light. Put your feet up and unwind in the inviting living room with views of the pond and throughout the main floor promoting seamless interactions. Centring the open-concept space is the dining room with plenty of room for entertaining. Any aspiring chef will be inspired in the sleek kitchen featuring quartz countertops, stainless steel appliances, full-height cabinets and a breakfast bar island for everyone to gather around. The breakfast nook is a versatile space for family meals or a great office space. Enjoy casual barbeques on the adjacent balcony with glass railing. A handy powder room completes the main level. Dual primary bedrooms grace the upper level, both are extremely spacious and bright with walk-in closets and their own private ensuites, no more sharing! Upper level laundry adds to your convenience, no need to haul loads up and down the stairs! The basement boasts a ton of additional space and access to the garage. Schools, transit, parks and pathways are all close at hand as well as a wide range of



amenities, diverse shops and numerous eateries along Main Street in this charming community with a small-town feel. The close proximity to 130th Avenue satisfies your cravings for big box stores and seemingly endless restaurant options. Truly an exceptional move-in ready home in an outstanding location, definitely a must see! Upgrades include: Kitchen cabinets light colour upper-dark colour lower Berber carpet (standard is shag), Walk-in-shower Full Laundry room for washer dryer with built in shelving 2 of 3 toilets comfort height American standard cadet 3 Full glass storm door with screen, Vertical cellular shade on sliding patio door Views of mountains, from upper floor bedroom. Across the street are parks, Inverness pond and walking paths. Walk to High Street shops and services Street parking in front of unit great for loading and unloading. Double garage, finished and walls painted Ring bell with Camera, Central A/C, Built in vacuum system Both bedrooms with walk in closets and ensuites, Utility room partially finished Bosch dishwasher. Immaculate condition shows 10/10 Pride of ownership.

Built in 2014

Essential Information

MLS® #	A2111518
Price	\$469,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,106
Acres	0.15
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	294 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E5

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Environmental Reserve, Landscaped, See Remarks, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 1st, 2024
Date Sold March 4th, 2024
Days on Market 3
Zoning M-1
HOA Fees 226.60
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Real Estate (Central)

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