

\$480,000 - 256 Promenade Way Se, Calgary

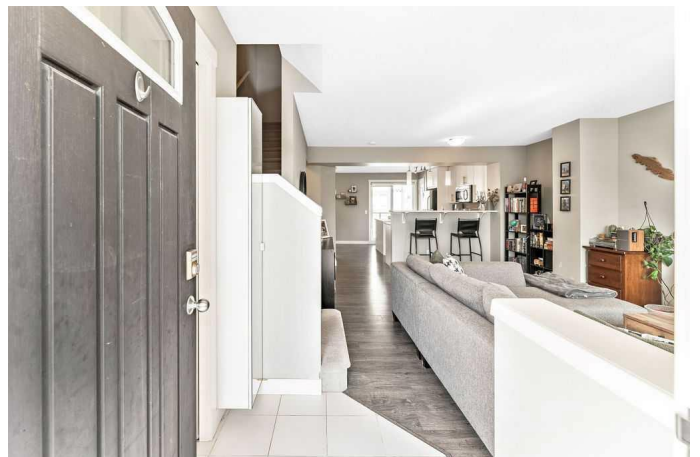
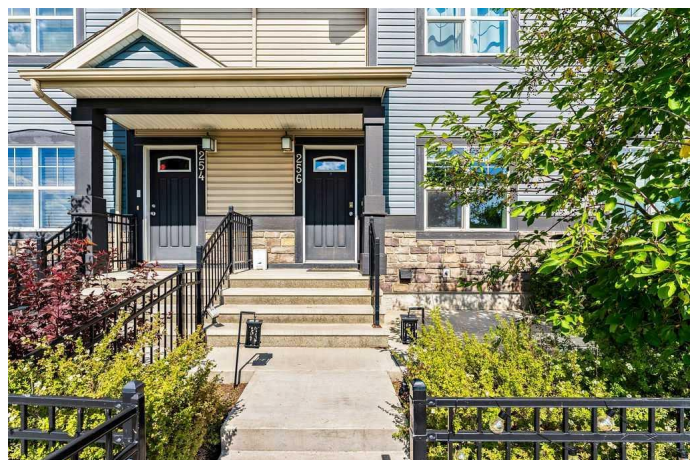
MLS® #A2158973

\$480,000

3 Bedroom, 3.00 Bathroom, 1,214 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

This stunning 3 bedroom, 2.5 bathroom townhome features a double attached garage and is located in the desirable and vibrant SE community of McKenzie Towne. Ideally located right across the street from the beautiful Inverness Pond, with a Southwest facing fenced patio, this townhome is in excellent condition and features a bright, open, and airy main floor plan, sunny living room, dining area, bright white kitchen with upgraded appliances and an industrial grade garburator, a powder room, and a balcony for the BBQ conveniently just off the kitchen. Upstairs you will find three good sized bedrooms, with the Primary having a large walk-in closet and 3pc en-suite, and an additional 4-pc bath upstairs as well. Head to the lower level and find the convenient laundry and storage area with direct access to your attached double garage. Also included is the Kinetico whole house water softener. The complex is managed by Simco Management and includes complete landscaping, snow removal, exterior window washing twice a year, garbage and recycling removal etc. Hassle-free living and low condo fees at only \$315.21 per month! Located just steps to great shopping, 130th Avenue SE amenities, High Street restaurants, coffee shops, and bars, schools, busses, c-train shuttle, and the beautiful pond with the wrap around paved pathway. It is only 5 minutes to Mahogany plaza, 10 min to Seton plaza with VIP Cineplex movie theatre. Community area is very well-maintained year round. The



McKenzie Towne News and Discussions
Facebook page is a great way to stay
connected with your community. Just move in
and enjoy this lovely townhome.

Built in 2016

Essential Information

MLS® #	A2158973
Price	\$480,000
Sold Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	256 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1E5

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	August 30th, 2024
Days on Market	10
Zoning	M-1
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	Park Real Estate Associates Inc.
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