

\$469,900 - 18 Promenade Way Se, Calgary

MLS® #A2165530

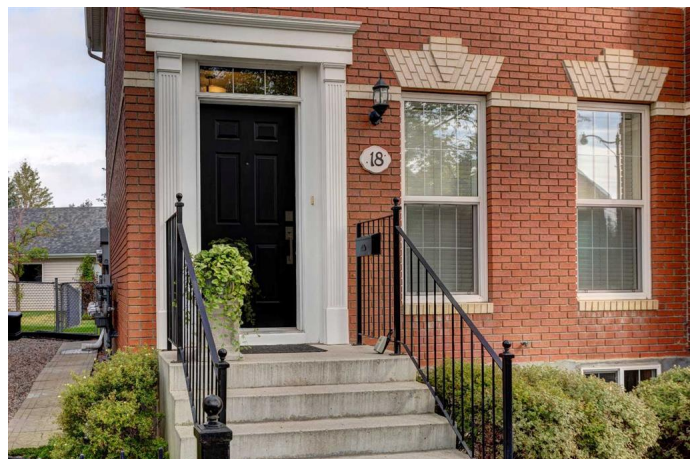
\$469,900

2 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the sought after 'Brownstones' of McKenzie Towne, nestled in the Village of Inverness. This Brownstone presents a fresh clean, bright home with new luxury vinyl plank flooring throughout the main floor. Upon entering, the elegant high ceilings with crown moldings are striking & the corner gas fireplace with new tile surround & mantle make a very cozy living room. The functional kitchen offers a new stainless steel electric oven & hood fan, fridge & dishwasher, white cabinets with new hardware, double sinks that overlook the manicured backyard that leads to the oversized detached single garage. The dining area can accommodate a good size dining table to entertain guests & also has views of the garden & access to the deck. The laundry room combined 2 piece bathroom is conveniently located on the main floor. Ascending to the upper level, there are two very spacious bedrooms with brand new plush carpet & both with vaulted ceilings. The large cheater 5 piece ensuite, as with the 2 piece bathroom have new toilets & new hardware. The house is move-in ready & has been freshly painted top to bottom including doors, trim & cabinets. The basement is waiting for your design & taste to develop, with r/in plumbing for a bathroom, a bedroom & family room. McKenzie Towne has the feel of small town living with it's High Street & numerous stores, restaurants, post office, pub & grocery store. The beautiful Inverness Pond pathway is surely a great way to meet fellow walkers



with their dogs. Dogs are allowed with board approval. Property can continue to be shown.

Built in 1997

Essential Information

MLS® #	A2165530
Price	\$469,900
Sold Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,180
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	18 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3H8

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Door Opener, Off Street, Oversized, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Crown Molding, High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings

Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Paved
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8
Zoning	M-1 d75
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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