

# \$435,000 - 124 Promenade Way Se, Calgary

MLS® #A2176257

**\$435,000**

3 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome home to this perfectly situated three bedroom townhome with double attached garage. This townhome is perfectly located on the quiet side of the complex, but still steps to the shops and restaurants of High Street and right across the road from a lake with walking paths. Stepping in, you'll love the natural sunlight that streams through this open concept main floor plan. With separate space for dining (or home office) and a renovated kitchen (with stone counters!), this place has the 'wow'. The kitchen has loads of cupboard and counter space, it'll be a treat preparing meals here. Rounding out the main is a massive living area and a convenient powder room. Upstairs, you'll find a massive primary bedroom with walk-in, two other generously sized bedroom, and a lovely 4pc washroom. Downstairs, there's a huge utility room that would be a great gym, workshop, or ample storage space. With a private, fenced front yard, and a double garage to park in, you'll love living here. Near schools, transit, shops, paths and parks... you'll not want to miss this one!



Built in 2002

## Essential Information

MLS® # A2176257

Price \$435,000

Sold Price \$430,000

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,169
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	124 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4E8

### Amenities

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

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage, Closet Organizers, Stone Counters, Vinyl Windows, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Landscaped, Back Lane, Environmental Reserve, Front Yard, Lake, Lawn, Low Maintenance Landscape, Level, Street Lighting

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 30th, 2024
Date Sold	November 15th, 2024
Days on Market	16
Zoning	DC
HOA Fees	226.60
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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