

# \$479,000 - 56 Promenade Way Se, Calgary

MLS® #A2188911

**\$479,000**

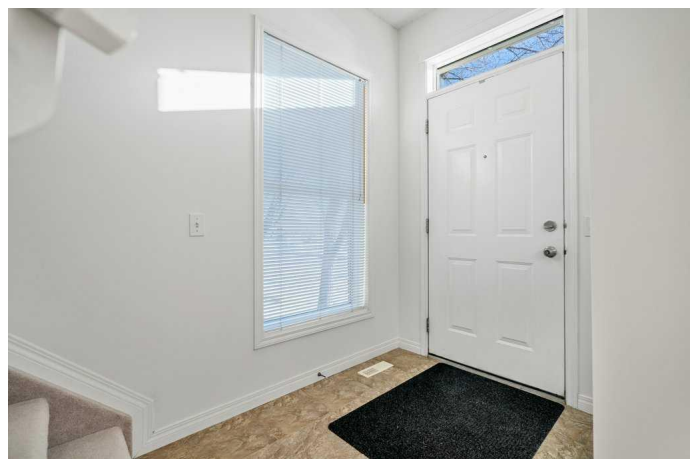
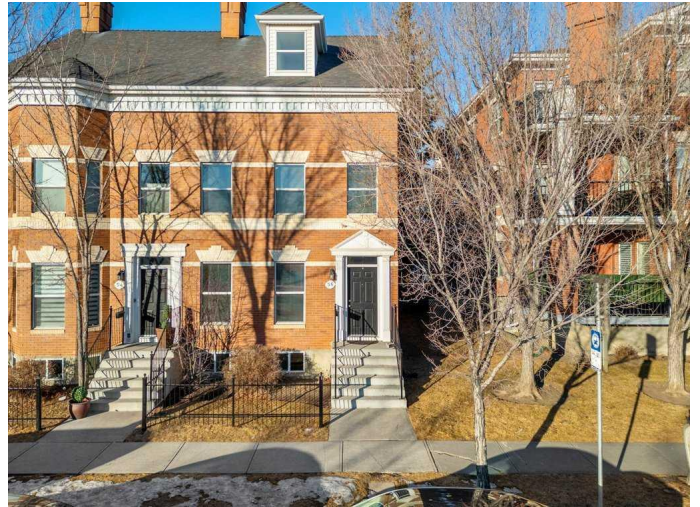
2 Bedroom, 3.00 Bathroom, 1,241 sqft  
Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 13 FROM 1:00-3:00PM. Brownstone living at its finest! Located across from Elgin pond, walking paths and just a quick stroll to High Street for all your much needed necessities. This end unit row home has only 1 neighbor and offers an open design, freshly re-painted, new carpets just installed with a front lifestyle room, oversized window and gas fireplace. There is a 2-piece bath off to the side with the rear main floor plan offering a family size dining area complete with garden doors to your private fully fenced and landscaped yard. Classic white kitchen cabinets, a plethora of counter and storage space as well as a full appliance package complete this space. The upper plan showcases vaulted ceilings from front to back with 2 primary bedrooms. The front bedroom boasts a 4-piece en-suite bath with the rear bedroom a 3-piece en-suite bath. Both rooms offer generous space for all your furniture placements and walk in closets!. The convenience of upper laundry between the 2 bedrooms completes this space. Looking for more, well check out the full basement with 2 sunshine windows, a bathroom rough in and plenty of added space to make your own. Simply the best in location, style and walkability, all within the quaint community of Mckenzie Towne.

Built in 1999

## Essential Information



MLS® #	A2188911
Price	\$479,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,241
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	56 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3R4

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Views
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	71
Zoning	M-1
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.