

# \$475,000 - 7 Promenade Way Se, Calgary

MLS® #A2231990

**\$475,000**

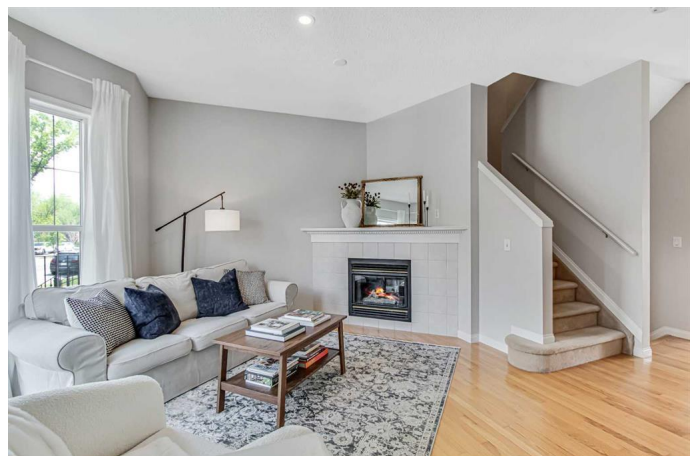
3 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the beautiful Village of Inverness in the heart of McKenzie Towne! This stylish and freshly painted corner unit (Brownstone) sits on a spacious lot, offering plenty of room to enjoy both indoors and out. The open concept main floor features a cozy gas fireplace, a generous dining area and a bright south facing kitchen that's filled with natural light. You'll love the beautifully updated main floor bath and laundry room, complete with elegant harlequin tile flooring and a classic pedestal sink. Step outside to your own private oasis. The fully landscaped south facing backyard includes new sod, a detached garage and a secondary patio with a cozy fire area on the west side - perfect for relaxing or entertaining. Upstairs, you'll find two large bedrooms with vaulted ceilings and a generous full bathroom. The fully finished lower level offers a spacious additional living area, a third bedroom and a full bathroom that's ready for the new owner's personal touch. Additional updates include fully replaced plumbing with PEX, new toilets, a new dishwasher, new refrigerator, new washer/dryer in 2022 and a new hot water tank installed in 2021. Located just a short walk to Inverness Pond, Gazebo Park and countless amenities, this home offers timeless character and modern convenience. Don't miss your chance to own this exceptional property!

Built in 1998



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2231990      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,164         |
| Acres          | 0.05          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 Promenade Way Se |
| Subdivision | McKenzie Towne     |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2Z2Z4             |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 1                                                    |
| Parking        | Garage Faces Rear, Oversized, Single Garage Detached |
| # of Garages   | 1                                                    |

## Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                            |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Other, Private Yard |
|-------------------|---------------------|

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, See Remarks |
|-----------------|-----------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                   |
|--------------|-------------------|
| Construction | Brick, Wood Frame |
|--------------|-------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 14 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | M-1 d75 |
|--------|---------|

|          |     |
|----------|-----|
| HOA Fees | 227 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | ANN |
|----------------|-----|

## Listing Details

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

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