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7 Promenade Way SE Calgary, Alberta

MLS # A2231990



\$475,000

McKenzie Towr	ne		
Residential/Five	e Plus		
2 Storey			
1,164 sq.ft.	Age:	1998 (27 yrs old)	
3	Baths:	2 full / 1 half	
Garage Faces Rear, Oversized, Single Garage Detached			
0.05 Acre			
Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped			
	Residential/Five 2 Storey 1,164 sq.ft. 3 Garage Faces 0.05 Acre	1,164 sq.ft.Age:3Baths:Garage Faces Rear, Oversized0.05 Acre	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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!