# \$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'II 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'II 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!







## **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 8

Zoning M-1 d75

HOA Fees 227

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.