

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

MLS® #A2231990

**\$475,000**

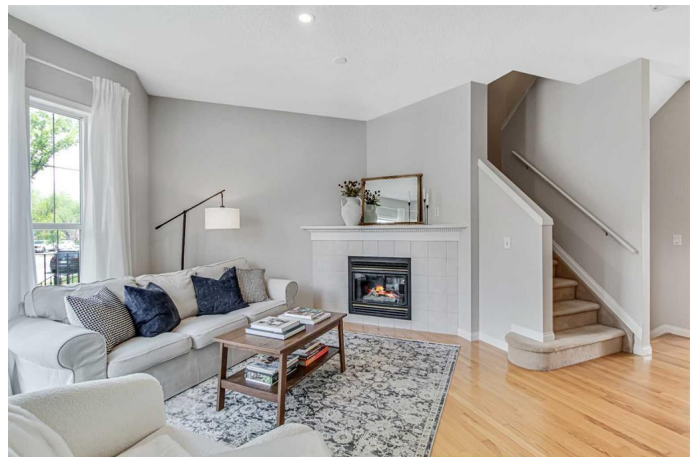
3 Bedroom, 3.00 Bathroom, 1,164 sqft

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
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## Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, See Remarks
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Roof	Asphalt Shingle
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Construction	Brick, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	June 19th, 2025
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Days on Market	14
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Zoning	M-1 d75
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HOA Fees	227
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HOA Fees Freq.	ANN
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## Listing Details

Listing Office	RE/MAX First
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