

# \$499,900 - 17 Promenade Way Se, Calgary

MLS® #A2250396

**\$499,900**

3 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautifully maintained brownstone in the heart of the Village of Inverness. Ideally located on a quiet, tree-lined street, the home is just steps from the community's central park and gazebo, while still close to shops, restaurants, and other amenities.

The main floor offers an inviting open layout with a cozy gas fireplace in the living room. A bright, south-facing kitchen with a breakfast nook fills the space with natural light, complemented by a dining room that's perfect for gatherings. A convenient half bath completes the main level.

Upstairs, you'll find two generous primary bedrooms, each with its own ensuite bath. Vaulted dormer windows bring character and charm, while upper-level laundry adds modern convenience.

The lower level extends the living space with a large family room, a spare room, an office, and a full bathroom, making it ideal for guests or flexible living arrangements.

Outdoors, a south-facing deck overlooks a private fenced yard, leading to a good-sized detached garage. The home has been well cared for and is in excellent condition, with mechanical systems also in good shape.

This property combines comfortable living spaces, style, and a prime location—truly a great value for your real estate investment.

Book your private viewing today with your Realtor.



Built in 1998

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2250396      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,343         |
| Acres          | 0.04          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 17 Promenade Way Se |
| Subdivision | McKenzie Towne      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Z 2Z4             |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Other                                |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Single Garage Detached |
| # of Garages   | 1                                    |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                 |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                  |
| Cooling           | Other                                                                                       |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas, Living Room |
| Has Basement | Yes              |
| Basement     | Finished, Full   |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Brick                |
| Foundation        | Poured Concrete      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 1                 |
| Zoning         | M-1 d75           |
| HOA Fees       | 220               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

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