



**GRASSROOTS**  
REALTY GROUP

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107, 60 Promenade Way SE  
Calgary, Alberta

MLS # A2241062



**\$359,900**

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,053 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Waterfront		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 1,007

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** Blinds, Balcony Drapery

Welcome to this fully renovated two-bedroom, two-bathroom main floor corner condo in an intimate 12-unit building in McKenzie Towne, seamlessly blending modern style with practical living. Bathed in natural light from south-facing windows, this home features white quartz countertops throughout, updated flooring, cabinetry, tile, windows, and window coverings for a fresh, contemporary feel. The heart of this condo is its open-concept main living space, designed for both everyday living and entertaining. The modern kitchen boasts a large eating bar, sleek white quartz countertops, and new appliances, creating a stylish and functional hub. Adjacent to the kitchen, the generous dining area flows effortlessly into the bright living room, where south-facing windows flood the space with natural light, enhancing the airy and inviting atmosphere. The spacious primary bedroom offers a serene retreat, comfortably accommodating a king-size bed. Thoughtfully designed, it features a ceiling fan for year-round comfort and central air conditioning to keep you cool in the warmer months. The primary bedroom includes a large walk-in closet with ample space for both his and hers clothing, ensuring organization and ease. The ensuite bathroom is a highlight, featuring a modern walk-in shower and elegant finishes. The second bedroom is well-appointed, ideal for guests, a home office, or additional family members, and includes a ceiling fan for added comfort. The second bathroom is a full four-piece suite, complete with updated tile and fixtures, offering convenience and style. Convenience is key with the in-suite laundry room, equipped with a new washer and dryer. This dedicated space adds functionality and streamlines daily routines. Step outside to the large balcony, perfect for relaxing or enjoying morning coffee. This outdoor retreat offers a peaceful space to unwind while taking in the

surroundings of McKenzie Towne. Located steps from Inverness Pond, walking paths, parks, shopping, and schools, this condo is ideally situated for an active and connected lifestyle. The unit includes two titled underground parking stalls and a storage unit, adding practicality to its many charms