



GRASSROOTS
REALTY GROUP

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17 Promenade Way SE
Calgary, Alberta

MLS # A2250396



\$499,900

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,343 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: N/A

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.