



**25 Promenade Way SE  
Calgary, Alberta**

**MLS # A2288134**



**\$479,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Garage Faces Rear, Parking Pad, See Remarks		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot, Underground S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 550
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** Garage Fob, Floating shelves in upper bedrooms, coat rack at back door

Highly sought-after Brownstone with walkout terrace in the charming community of McKenzie Towne! Known for its small-town feel and exceptional walkability, McKenzie Towne offers quick access to shopping, dining, schools, parks, and the picturesque pathways surrounding Inverness Pond. This well-maintained two-storey townhome features 2+1 bedrooms and a functional, flexible layout. The main floor showcases hardwood flooring throughout, a bright front dining room overlooking a beautiful elm tree-lined street, and a cozy living room anchored by a gas fireplace with views of the sunny, south-facing backyard. The kitchen is well-appointed with granite countertops, ample cabinetry, and newer stainless steel appliances, including a refrigerator and dishwasher. Upstairs, you'll find two spacious bedrooms, each complete with its own full ensuite, plus the convenience of upper-floor laundry. The washer and dryer are newer, adding extra peace of mind. The fully developed walkout basement expands your living space with a third bedroom, a 3-piece bathroom, and excellent potential for a future suite (subject to approval and permitting by the city). Fresh, newer paint throughout gives the home a bright, move-in-ready feel. The home is completed with a private walkout terrace, sunny South facing back yard, and single garage with driveway for additional parking. This property offers style, comfort, and an unbeatable location in one of Calgary's most desirable communities.