



**286 Promenade Way SE
Calgary, Alberta**

MLS # A2289868



\$449,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Partial

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 341

LLD: -

Zoning: M-1

Utilities: -

Inclusions: N/A

Welcome to this beautifully maintained end-unit townhouse offering the perfect blend of comfort, style, and location. With 3 spacious bedrooms and 2.5 bathrooms, this home is ideal for families, professionals, or anyone seeking modern living in a vibrant, friendly neighborhood. Step inside to discover elegant hardwood flooring throughout the main level, creating a warm and inviting atmosphere. The thoughtfully designed kitchen features stunning granite countertops, ample cabinetry, and generous prep space — perfect for everyday cooking and entertaining alike. The open-concept layout flows seamlessly into the dining and living areas, filled with natural light thanks to the desirable end-unit positioning. Upstairs, you'll find three well-appointed bedrooms, including a comfortable primary retreat complete with a private ensuite bath. The additional bedrooms offer flexibility for a growing family, home office, or guest space. Enjoy peaceful mornings and relaxing evenings with this home's premium location — facing a beautiful park and overlooking a serene pond, providing picturesque views year-round and no direct front neighbors. Double attached garage with interior access. Convenient main-floor powder room. Abundant natural light from extra end-unit windows. Low-maintenance living. Located in a welcoming community, this home is just minutes from excellent schools, shopping centers, dining options, and everyday conveniences. This is more than just a townhouse — it's a lifestyle opportunity in a setting that truly feels like home. Schedule your private showing today!