



**GRASSROOTS**  
REALTY GROUP

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103, 60 Promenade Way SE  
Calgary, Alberta

MLS # A2203587



**\$330,000**

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,111 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 968
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Charming Corner Unit with Exceptional Convenience & Bright Living Space! Discover a delightful blend of comfort & convenience in this beautifully updated corner unit apartment located on the main floor of the charming 12-unit Brownstone condo building at 60 Promenade Way. With its prime location across from Elgin Pond, you can enjoy serene walks along picturesque pathways, lush parks & nearby shopping—all just moments away. Step inside to find a bright, inviting living space featuring brand-new flooring & large windows that flood the unit with natural light. The spacious, open-concept layout offers plenty of storage throughout, making it perfect for those who appreciate a tidy, organized home. The primary bedroom serves as a peaceful retreat, complete with a 3-piece ensuite bathroom for added privacy & convenience. The second bedroom is generously sized, with easy access to the modern 4-piece bathroom—perfect for guests or family members. A highlight of this unit is the private patio, where you can relax & enjoy fresh air any time of day. With underground parking & additional storage, you'll have peace of mind knowing your belongings are safe & secure. Access to MacKenzie Town & Deerfoot Highway is a breeze, making commuting & exploring the city simple & stress-free. Whether you're looking for a tranquil space to call your own or an investment in a sought-after location, this stunning apartment offers it all.