

124 Promenade Way SE
Calgary, Alberta

MLS # A2176257



\$435,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Environmental Reserve, Lake, Front Yard, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage, Vinyl Windows		

Inclusions: None

Welcome home to this perfectly situated three bedroom townhome with double attached garage. This townhome is perfectly located on the quiet side of the complex, but still steps to the shops and restaurants of High Street and right across the road from a lake with walking paths. Stepping in, you'll love the natural sunlight that streams through this open concept main floor plan. With separate space for dining (or home office) and a renovated kitchen (with stone counters!), this place has the 'wow'. The kitchen has loads of cupboard and counter space, it'll be a treat preparing meals here. Rounding out the main is a massive living area and a convenient powder room. Upstairs, you'll find a massive primary bedroom with walk-in, two other generously sized bedroom, and a lovely 4pc washroom. Downstairs, there's a huge utility room that would be a great gym, workshop, or ample storage space. With a private, fenced front yard, and a double garage to park in, you'll love living here. Near schools, transit, shops, paths and parks... you'll not want to miss this one!