

# \$340,000 - 207, 60 Promenade Way Se, Calgary

MLS® #A2178644

## \$340,000

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

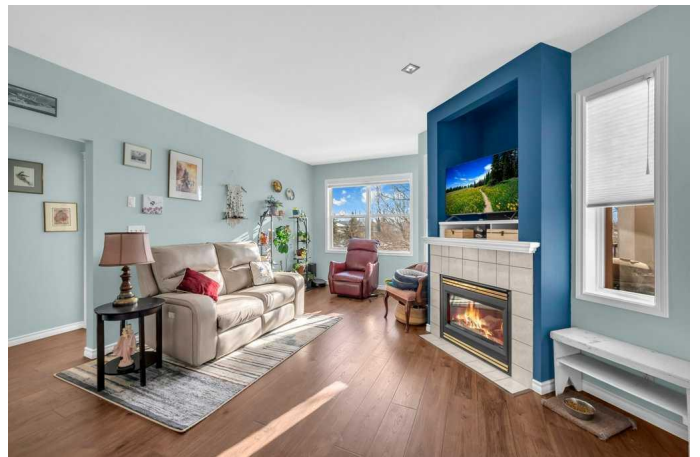
McKenzie Towne, Calgary, Alberta

Unlike bigger condo complexes, enjoy peace of mind and a sense of security in this charming brownstone condo building, which is home to only 12 units! This unit faces Elgin Pond and offers a bright and sunny living space with its south-facing front exposure. Easy access to walking paths, nearby parks, and shopping. The fire hall down the road adds extra convenience and peace of mind.

The entrance leads into a spacious open-plan kitchen, dining, and living area, featuring a cozy gas fireplace, perfect for relaxing evenings. The space is filled with natural light, and in-floor heating ensures year-round comfort. The condo has been freshly painted and features recently upgraded modern laminate flooring, giving it a fresh, contemporary feel.

The primary suite is spacious, providing ample space for a king-sized bed and additional furniture. The primary bedroom leads into a 4-PC en-suite bathroom and a walk-in closet with more than enough space for all your needs. The second bedroom is also generously sized, with easy access to the 3-PC bathroom.

The unit boasts a sunny private balcony with a BBQ gas line, ideal for outdoor enjoyment. There is an additional communal balcony down the hall, offering further outdoor space. For added convenience, the condo includes a



spacious laundry room, and the mailbox is conveniently located at the entrance of the unit, making it easy to collect your mail on your way in.

The underground, titled, oversized parking stall provides plenty of room for both your vehicle and additional storage needs. Plus, there's an additional outdoor assigned parking stall for your convenience. Condo fees include waste management, landscaping maintenance, snow removal, building insurance and all utilities (other than electricity).

With its prime location, and bright, inviting atmosphere, this condo is a perfect place to call home. Don't miss out—schedule a viewing today!

Built in 1999

**Essential Information**

MLS® #	A2178644
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	207, 60 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Z 3R4

### Amenities

Amenities	Clubhouse, Parking, Visitor Parking, Elevator(s), Secured Parking, Storage, Trash
Parking Spaces	2
Parking	220 Volt Wiring, Paved, Secured, Stall, Underground

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Freezer
Heating	In Floor, Fireplace(s), Electric, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert, Tile
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 12th, 2025
Days on Market	92
Zoning	M-1
HOA Fees	267
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.