



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

207, 60 Promenade Way SE
Calgary, Alberta

MLS # A2304677



\$278,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,064 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 934
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Storage shed in underground parkade in front of parking stall

Downsizing? Or just looking for something that is NOT your typical cookie cutter cond0? Look no further than this condo! Spacious and full of light, this 2-bedroom, 2-bath corner unit offers a rare opportunity in the heart of McKenzie Towne. Located in an intimate brownstone-style building with only 12 units on 3 floors, this is far from the same old, same old. Enjoy peaceful pond views from your private balcony while taking advantage of the generous layout and bright, open living spaces. This unit faces Elgin Pond and offers a bright and sunny living space with its south-facing front exposure. As a buyer, it's nice to have the peace of mind that comes with recent updates including a new elevator, all windows replaced, all new decks throughout the entire complex and refurbished garage door. Priced to reflect the opportunity for updates and personalization, this home reflects great value for buyers looking to add their own touch. This Condo Complex has easy access to walking paths, nearby parks, and shopping. The fire hall down the road adds extra convenience and peace of mind. The home includes two parking stalls — one titled underground stall and one assigned outdoor stall — offering exceptional convenience. Perfectly situated close to the shops, restaurants, parks, and everyday amenities that make McKenzie Towne such a sought-after community. Condos in this building rarely come up for sale but here's your chance to own in the Village of Inverness. Book your showing today.