



GRASSROOTS
REALTY GROUP

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138 Promenade Way SE
Calgary, Alberta

MLS # A2305917



\$375,000

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Other
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 430
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to this beautifully located 3-bedroom townhome in the heart of McKenzie Towne, offering over 1,600 sq. ft. of functional living space and stunning views of Inverness Pond from the front patio. This well-designed home features brand new 2026 appliances, a 2024 furnace, an open-concept layout, a versatile flex room or home office, a spacious primary bedroom with a walk-in closet, a convenient main floor half bath, full-size laundry, and an attached garage with ample storage. Enjoy being steps from walking paths, High Street shops, restaurants, fitness studios, transit, and just minutes from schools of all levels. A perfect opportunity to own in one of Calgary's most sought-after communities.