



GRASSROOTS
REALTY GROUP

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140 Promenade Way SE
Calgary, Alberta

MLS # A2330805



\$359,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Covered, Enclosed, Garage Door Opener, Garage Faces Rear, Insulated, Re		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscap		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

WOW! Rare opportunities like this don't come along often! Proudly offered by the original owner, this mint-condition townhouse boasts a one-of-a-kind floorplan and showcases phenomenal west-facing views overlooking Inverness Pond! With 1,123 square feet of thoughtfully designed above-grade living space, and another 557 square feet of living space in the full-size unfinished basement, this open-concept townhouse is sure to impress -- featuring 2 spacious bedrooms, a versatile den/office, 1.5 spa-inspired bathrooms, and an insulated single attached garage! Enjoy beautiful pond views and stunning sunsets from the private west-facing concrete patio (in the fully fenced front yard), and from all of the expansive west-facing windows! Other noteworthy features here include: newer asphalt shingles, soaring tall ceilings, fresh paint, black appliance package, and some newer plumbing fixtures! Unbeatable location within walking distance to all local amenities: schools, shopping, restaurants, parks/ponds, and transit. Perfect for first-time buyers, downsizers, or investors, this meticulously maintained home is truly one of the best opportunities in the complex. Don't miss out—call now!