



THE
A-TEAM

**RE/MAX
FIRST**

18 PROMENADE Way, Calgary T2Z3H8

MLS®#: **A2165530**

Area: **McKenzie Towne**

Listing Date: **09/12/24**

List Price: **\$469,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **2,368 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,179**
Low Sqft:
Ttl Sqft: **1,179**

DOM

7

Layout

Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Paved**
Park Feat: **Garage Door Opener,Off Street,Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Garburator,Refrigerator,Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Ceiling Fan(s),Crown Molding,High Ceilings,No Animal Home,No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`3" x 11`9"
Kitchen	Main	7`9" x 11`11"
Bedroom - Primary	Second	17`3" x 11`9"
5pc Bathroom	Second	6`0" x 11`10"

Room	Level	Dimensions
Dining Room	Main	9`8" x 11`11"
2pc Bathroom	Main	5`7" x 5`1"
Bedroom	Second	14`11" x 12`2"
Other	Basement	17`2" x 30`5"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$518

Fee Simple

M-1 d75

Fee Freq:

Monthly

Legal Desc: 9712167

Remarks

Pub Rmks: **Welcome to the sought after 'Brownstones' of Mckenzie Towne, nestled in the Village of Inverness. This Brownstone presents a fresh clean, bright home with new luxury vinyl plank flooring throughout the main floor. Upon entering, the elegant high ceilings with crown moldings are striking & the corner gas fireplace with new tile surround & mantle make a very cozy living room. The functional kitchen offers a new stainless steel electric oven & hood fan, fridge & dishwasher, white cabinets with new hardware, double sinks that overlook the manicured backyard that leads to the oversized detached single garage. The dining area can accommodate a good size dining table to entertain guests & also has views of the garden & access to the deck. The laundry room combined 2 piece bathroom is conveniently located on the main floor. Ascending to the upper level, there are two very spacious bedrooms with brand new plush carpet & both with vaulted ceilings. The large cheater 5 piece ensuite, as with the 2 piece bathroom have new toilets & new hardware. The house is move-in ready & has been freshly painted top to bottom including doors, trim & cabinets. The basement is waiting for your design & taste to develop, with r/in plumbing for a bathroom, a bedroom & family room. Mckenzie Towne has the feel of small town living with it's High Street & numerous stores, restaurants, post office, pub & grocery store. The beautiful Inverness Pond pathway is surely a great way to meet fellow walkers with their dogs. Dogs are allowed with board approval. Property can continue to be shown.**

Inclusions: **Refrigerator, built-in dishwasher, electric stove, hood fan, washer & dryer, all window coverings, garage door opener & remote,**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





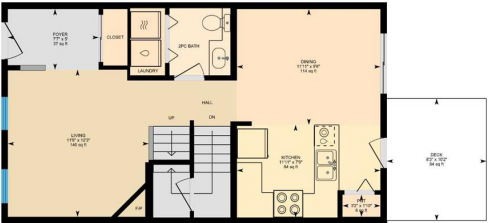






18 Promenade Way SE, Calgary, AB

Main Floor Exterior Area 559.71 sq ft
Interior Area 536.21 sq ft



PREPARED: 2024/09/11



White regions are excluded from total floor area in iGUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

18 Promenade Way SE, Calgary, AB

2nd Floor Exterior Area 500.19 sq ft
Interior Area 526.82 sq ft



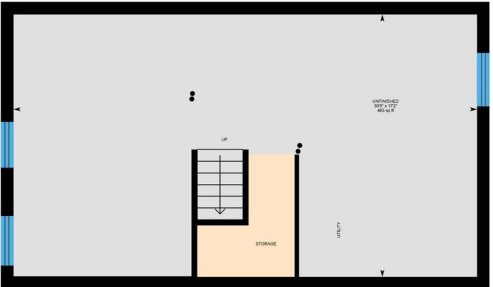
PREPARED: 2024/09/11



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18 Promenade Way SE, Calgary, AB

Basement (Below Grade) Exterior Area 625.88 sq ft
Interior Area 522.28 sq ft



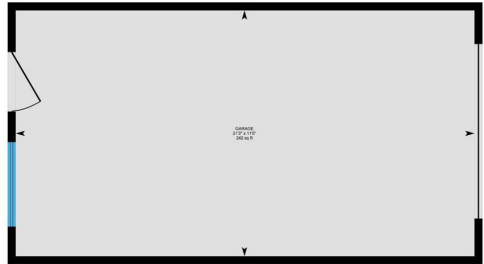
PREPARED: 2024/09/11



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18 Promenade Way SE, Calgary, AB

Detached Garage Exterior Area 267.19 sq ft
Interior Area 242.18 sq ft



PREPARED: 2024/09/11



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