



THE
A-TEAM

**RE/MAX
FIRST**

60 PROMENADE Way #103, Calgary T2Z 3R4

MLS® #: **A2203587** Area: **McKenzie Towne** Listing Date: **03/21/25** List Price: **\$335,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **1,111**
 Low Sqft:
 Ttl Sqft: **1,111**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Condo Fee: **\$968** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 9911924

Remarks

Pub Rmks: **Charming Corner Unit with Exceptional Convenience & Bright Living Space! Discover a delightful blend of comfort & convenience in this beautifully updated corner unit apartment located on the main floor of the charming 12-unit Brownstone condo building at 60 Promenade Way. With its prime location across from Elgin Pond, you can enjoy serene walks along picturesque pathways, lush parks & nearby shopping—all just moments away. Step inside to find a bright, inviting living space featuring brand-new flooring & large windows that flood the unit with natural light. The spacious, open-concept layout offers plenty of storage throughout, making it perfect for those who appreciate a tidy, organized home. The primary bedroom serves as a peaceful retreat, complete with a 3-piece ensuite bathroom for added privacy & convenience. The second bedroom is generously sized, with easy access to the modern 4-piece bathroom—perfect for guests or family members. A highlight of this unit is the private patio, where you can relax & enjoy fresh air any time of day. With underground parking & additional storage, you'll have peace of mind knowing your belongings are safe & secure. Access to MacKenzie Town & Deerfoot Highway is a breeze, making commuting & exploring the city simple & stress-free. Whether you're looking for a tranquil space to call your own or an investment in a sought-after location, this stunning apartment offers it all.**

Inclusions: N/A
Property Listed By: MaxWell Capital Realty

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







