

# \$450,000 - 144 Promenade Way Se, Calgary

MLS® #A2217329

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,430 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Step into style and comfort in this beautifully refreshed townhome in the heart of McKenzie Towne, ideally situated along the scenic Promenade Way with breathtaking views of the pond and distant mountains. Freshly painted throughout and thoughtfully upgraded, this home features open plan living, modern interior doors, a new furnace( 2023) for peace of mind, and a renovated bathroom showcasing contemporary finishes. The kitchen shines with newer appliances, perfect for both everyday living and entertaining with great pantry and breakfast bar. Two bright and sunny living rooms and dining area offer great flexibility of use. A renovated laundry setup with updated washer and dryer adds convenience and efficiency along with mudroom and storage area. Upstairs, enjoy serene pond views and sunsets over the mountains from your bedroom windowsâ€”an ideal retreat after a long day. Two further good sized bedrooms make this a wonderful home to grow into, guest rooms or office space. This home also includes an attached garage and easy access to walking paths, schools, shopping, and McKenzie Towneâ€™s charming High Street. With its prime location, stunning views, and numerous updates, 144 Promenade Way SE offers exceptional value and comfort. Donâ€™t miss your opportunity to call this move-in-ready gem your new home!

Built in 2002



## Essential Information

MLS® #	A2217329
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	144 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4E9

## Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

## Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	2
Zoning	DC
HOA Fees	226
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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