

**107, 60 Promenade Way SE  
Calgary, Alberta**

**MLS # A2241062**



**\$359,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,053 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Many Trees, Views		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,007
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Blinds, Balcony Drapery

Welcome to this fully renovated two-bedroom, two-bathroom main floor corner condo in an intimate 12 unit building in McKenzie Towne seamlessly blending modern style with practical living, bathed in natural light from south-facing windows. This home features white quartz countertops throughout, updated LVP flooring, updated cabinetry, a gas fireplace and window coverings for a fresh, contemporary feel. The heart of this condo is its open concept main living space designed for both everyday living and entertaining. The modern kitchen boasts a large eating bar seats 4-5 comfortably. The sleek white quartz countertops and high end stainless steel appliances, with induction stove and an ice maker refrigerator, creating a stylish and functional hub. The generous dining area flows effortlessly into the bright living room. The spacious primary bedroom offers a serene retreat, comfortably accommodating a king-size bed. Thoughtfully designed, it features a ceiling fan for year-round comfort and central air conditioning to keep you cool in the warmer months. The primary bedroom with a large walk-in closet with ample storage, ensuring organization and ease. The ensuite bathroom features a modern four-piece bathroom with elegant finishes. The second bedroom is well-appointed, ideal for guests, a home office, or additional family members, and includes a ceiling fan. The second bathroom is a three-piece suite with walk in shower, complete with updated tile and fixtures. Convenience is key with the in-suite laundry room, equipped with a newer washer and dryer (2024). This dedicated space adds functionality with additional built-in cabinets. Step outside to the large balcony, perfect for relaxing or enjoying morning coffee. This outdoor retreat offers a peaceful space to unwind while taking in the surroundings of McKenzie Towne. Located steps from Inverness

Pond, walking paths, parks, shopping and schools, this condo is ideally situated for an active and connected lifestyle. The unit includes two titled underground parking stalls (one of the two rent for \$75/month) and a storage unit, adding practicality to its many charms.