

# \$319,900 - 103, 60 Promenade Way Se, Calgary

MLS® #A2203587

**\$319,900**

2 Bedroom, 2.00 Bathroom, 1,111 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

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.



Built in 1999

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2203587          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,111             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 103, 60 Promenade Way Se |
| Subdivision | McKenzie Towne           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 3R4                  |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Elevator(s), Trash |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 3                |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 53               |
| Zoning         | M-1              |
| HOA Fees       | 267              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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