

\$499,900 - 17 Promenade Way Se, Calgary

MLS® #A2250396

\$499,900

3 Bedroom, 4.00 Bathroom, 1,343 sqft

Residential on 0.04 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this beautifully maintained brownstone in the heart of the Village of Inverness. Ideally located on a quiet, tree-lined street, the home is just steps from the community's central park and gazebo, while still close to shops, restaurants, and other amenities.

The main floor offers an inviting open layout with a cozy gas fireplace in the living room. A bright, south-facing kitchen with a breakfast nook fills the space with natural light, complemented by a dining room that's perfect for gatherings. A convenient half bath completes the main level.

Upstairs, you'll find two generous primary bedrooms, each with its own ensuite bath. Vaulted dormer windows bring character and charm, while upper-level laundry adds modern convenience.

The lower level extends the living space with a large family room, a spare room, an office, and a full bathroom, making it ideal for guests or flexible living arrangements.

Outdoors, a south-facing deck overlooks a private fenced yard, leading to a good-sized detached garage. The home has been well cared for and is in excellent condition, with mechanical systems also in good shape.

This property combines comfortable living spaces, style, and a prime location—truly a great value for your real estate investment.

Book your private viewing today with your Realtor.



Built in 1998

Essential Information

MLS® #	A2250396
Price	\$499,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,343
Acres	0.04
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17 Promenade Way Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Z4

Amenities

Amenities	Other
Parking Spaces	2
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	13
Zoning	M-1 d75
HOA Fees	220
HOA Fees Freq.	ANN

Listing Details

Listing Office	Baxter & Associates Real Estate Services
----------------	--

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.