

**48 Promenade Way SE**  
**Calgary, Alberta**

**MLS # A2313501**



**\$475,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Re		

<b>Heating:</b>	Fireplace Insert, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Wardrobe and Wall Mounted Mirror in Primary Bedroom

**RARE MCKENZIE TOWNE BROWNSTONE | POND-FACING LOCATION | DUAL PRIMARY SUITES | FINISHED BASEMENT!**  
Welcome to this beautifully maintained brownstone style rowhouse in one of McKenzie Towne's most recognizable and charming settings, directly across from Inverness Pond and just a short walk to High Street. These classic brick rowhomes are loved for their timeless curb appeal, established streetscape and walkable community feel. This home truly stands out with two upper primary bedrooms, each with its own ensuite, a finished basement with a third bedroom, upper laundry, generous outdoor space and a double detached garage. With nearby pathways, parks, schools, shops, restaurants, services and amenities, this location offers the kind of everyday convenience and character that continues to make the community so desirable. Inside, the home has been impeccably cared for and offers a comfortable and inviting main level with thoughtful separation between living spaces. The front dining area is bright and sunny and also offers flexibility as a den, office or playroom, with large windows overlooking the pond. The kitchen is practical and well placed, with ample cabinetry and counter space, a pantry closet, raised eating bar and easy connection to both the dining and living areas. At the back of the home, you'll find a 2-piece bathroom and a spacious living room with a cozy fireplace, large windows and access to the deck and backyard, creating an easy flow for quiet evenings or hosting casual gatherings. Upstairs, the layout is especially appealing with two primary bedrooms, each with its own ensuite bathroom. The front primary bedroom feels impressive and unique with soaring vaulted ceilings, a high dormer window, 3-piece ensuite, treed view toward the pond and a huge additional wardrobe that adds exceptional

storage. The second primary bedroom also features a vaulted ceiling, generous proportions and its own private 4-piece ensuite, perfect for shared living or family members wanting their own space. Laundry is also found on this level, adding everyday convenience exactly where you need it. Downstairs, the fully finished basement expands the living space with a large rec room perfectly suited for movie nights, games, fitness, hobbies or a flexible second living area. A third bedroom and full bathroom with tub add excellent usability for guests, teenagers or extended family, while multiple storage rooms provide practical space that is often hard to find in townhome living. Outside, the small sunny front lawn area adds charm and a lovely connection to the pond-facing streetscape, while the backyard offers more room than expected, with mature trees, a fenced lawn area and a great multi-level deck designed for relaxing and summer evenings outdoors. The double detached garage adds secure parking, storage and additional everyday function. Rarely available, beautifully kept and wonderfully located, this brownstone rowhouse offers a special McKenzie Towne lifestyle. Welcome Home.