

\$735,000 - 223 Inverness Park Se, Calgary

MLS® #A2080302

\$735,000

4 Bedroom, 4.00 Bathroom, 1,822 sqft

Residential on 0.12 Acres

McKenzie Towne, Calgary, Alberta

PRICE IMPROVMENT - Welcome to the nicest home on the block! This gorgeous corner lot home is a must see! Extremely well kept both inside and out - this property is bursting with pride of ownership. When you walk through the front door, you are greeted by an open concept floorplan which includes a formal dining room, kitchen and living room all within one glance. Beautiful cabinets and a large island compliment this well thought out kitchen space. A well appointed 2 pc bath and main floor laundry round out this large main floor area. Heading on upstairs, you will find three generously sized bedrooms and a 4 pc bathroom. The primary bedroom is sure to impress with it's own gas fireplace and lots of space for a king sized bed! Got clothes? Not a problem - a massive walk thru closet will definitely store all of your clothes and then some. Last but not least, one of the nicest ensuites you have ever seen - complete with a heated towel rack!! Head down to the fully developed basement to relax and curl up with a great book or catch up on your favorite TV show. This basement comes complete with a large living area, a bedroom and 4 pc bath. There is still plenty of room to store all kinds of stuff either in the mechanical room or the electrical room. Prefer the outdoors? Check out the back yard which, like the rest of this property, shows pride of ownership! So many things to do - work in the many perennial gardens, trim the lush green lawn, re-organize the huge garden shed or maybe work on a



project in the double detached garage! After all that - relax on your choice of the open deck at the back of the house OR head on over to the covered front porch. If you are adventurous, the pathway to the pond is just steps away as are schools, shopping, entertainment and transit. ****Note**** ALL triple pane windows installed in 2022 - Both hot water tanks replaced in 2019 - Roof redone in 2013. Book your showing today!

Built in 1998

Essential Information

MLS® #	A2080302
Price	\$735,000
Sold Price	\$725,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,822
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	223 Inverness Park Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3K6

Amenities

Amenities	Gazebo, Other, Park, Playground
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Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Water Heater, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Electric, Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Garden, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2023
Date Sold	November 9th, 2023
Days on Market	56
Zoning	R-1
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	MAXWELL CANYON CREEK
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