

\$509,900 - 27 Inverness Grove Se, Calgary

MLS® #A2087813

\$509,900

3 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your dream home at the end of a quiet cul-de-sac in the family-friendly community of McKenzie Towne. This 3-bedroom, 2.5-bathroom gem is just a short walk from McKenzie Highlands School, making it ideal for families. Enjoy the convenience of nearby shopping and dining, while the many walking paths around Inverness Pond provide the perfect backdrop for evening strolls. Inside, the home boasts a well-thought-out open floorplan on the main level with a rear kitchen, boasting stainless steel appliances, and a spacious dining room large enough for all of your gatherings. The front living room overlooks a private veranda and is separated by a cozy 3-sided fireplace from the dining room. Head upstairs to find a large primary bedroom with a walk-in closet and a luxurious 4-piece ensuite. Two additional spacious guest bedrooms and another 4-piece bathroom complete the upper level. The developed basement offers ample space for a media area and games room, providing flexibility for entertainment or relaxation. Step outside onto the huge rear deck facing the sunny south, perfect for hosting gatherings or enjoying quiet mornings. And if things get too hot outside you can escape inside to the A/C! The oversized backyard provides plenty of room to entertain the kids and bring your dream garage to life. Recent updates include: Shingles (2020), Hot water tank (2020), Kitchen appliances (2018), A/C (2018) and newer toilets throughout. Schedule a showing



today and experience the comfort and charm
of living in the desirable McKenzie Towne!!

Built in 1998

Essential Information

MLS® #	A2087813
Price	\$509,900
Sold Price	\$505,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	27 Inverness Grove Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3K3

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Range Hood,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Level, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 9th, 2023
Days on Market	21
Zoning	R-1N
HOA Fees	220.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.