

\$419,900 - 2133, 48 Inverness Gate Se, Calgary

MLS® #A2090452

\$419,900

2 Bedroom, 2.00 Bathroom, 1,067 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

For additional information, please click on Brochure button below.

Vacant! Downsize your space and upscale your living with affordable living. The Aviemore a 55+ sought after community with maintenance free resort style living. This outstanding non-smoking, 2 bedroom, 2 full bathroom main floor condo boasts a bright open floor plan with 9 ft ceilings that feels like a single family home! You have 2 ways to access your condo: via multiple entrances to the complex or directly via the condo's patio which has gas BBQ hook up and a green space that lets you (& your pet) come and go as you please. Included is a titled single secure underground heated parking space with storage and is steps away from street parking. This unit has central heat and air conditioning, maple cabinetry throughout, hardwood laminate floors, all black energy star appliances, raised eating bar. Master bedroom has walk-through mirrored closets entering into 5-pc ensuite. Second bedroom is besides a 4-pc bath & close by is laundry/storage area with stacked washer/dryer. The condo fees include: central heat and air conditioning, water/sewer, landscaping and snow removal, professional management, exterior building maintenance, insurance (except for contents), gym with steam room, games room, car wash, wood workshop, massive banquet room, library, outdoor BBQ area. There is also a full calendar of events to mingle and get to know new friends in this amazing complex!



McKenzie Towne is a foot-friendly design with a small town feel and a vibrant retail district. You can walk to the grocery stores, pharmacy, restaurants, pubs, cafes, community center, parks, ponds and transit. It is a stones throw away from Fish Creek Park, several golf courses, South Health Campus Hospital and all the retail and medical services at 130th Ave. Complex has 2 guest suites for out-of-town visitors. Vacant! Ready to make it your home!

Built in 2007

Essential Information

MLS® #	A2090452
Price	\$419,900
Sold Price	\$419,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,067
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	2133, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Other, Party Room, Picnic Area, Recreation Facilities, Recreation Room,
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	Secured Parking, Service Elevator(s), Snow Removal, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Ceiling, Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Has Basement	Yes
Basement	Separate/Exterior Entry, None

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Few Trees, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2023
Date Sold	November 3rd, 2023
Days on Market	5
Zoning	M-1 d75
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Easy List Realty
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