

\$510,000 - 62 Inverness Square Se, Calgary

MLS® #A2144583

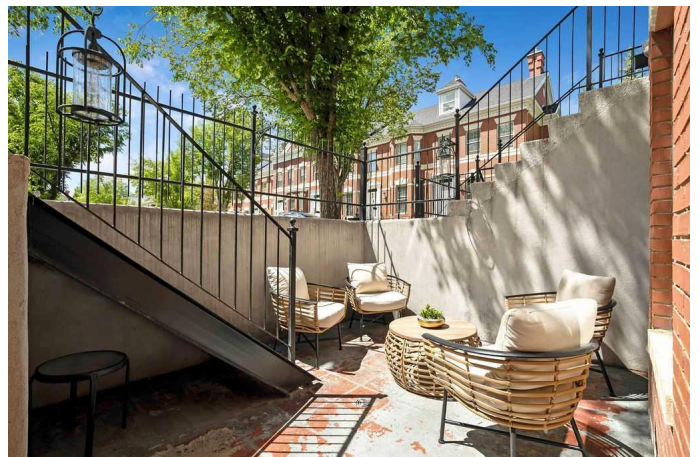
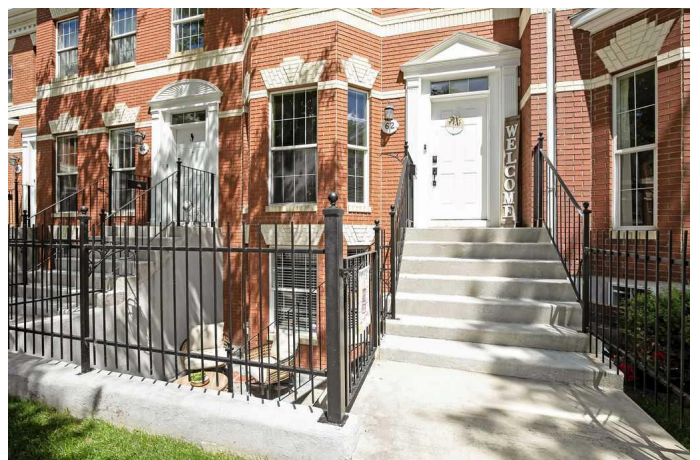
\$510,000

3 Bedroom, 4.00 Bathroom, 1,282 sqft

Residential on 0.06 Acres

McKenzie Towne, Calgary, Alberta

Beautifully Renovated Brownstone in a highly sought-after complex. Featuring a fully developed walkout basement with a separate entrance with a sunny outside courtyard patio ...perfect for a work-from-home business, roommate, or extended family member. The renovations are obvious as soon as you walk in the front door: modern color theme, luxury vinyl plank flooring and 9ft ceilings throughout the main floor, new lighting, large dining room with built-in sideboard, a completely new kitchen with actual wood cabinets, quartz countertops, tile backsplash, stainless steel appliances, and a Blanco sink. The living room is open and inviting with a gas fireplace, and plenty of light from the wall of windows overlooking your private fenced backyard space. Out back you will find a 2 tier deck, and a fenced yard leading you to the double detached garage. In the garage attic space has been turned into storage with a drop-down stair for access. Upstairs you will find the large Master bedroom with a full 4pc ensuite & a walk-in closet; the additional bedroom is also generous in size & has its own 3pc ensuite. The laundry is conveniently located on the upper level as well. The finished basement is terrific...sunny family room, 3rd bedroom, full bathroom & direct access to your private courtyard patio! This wonderful home is across the street from the beautiful park with the iconic Inverness Gazebo, just steps to the pond & walking paths, and a short walk to all the amenities on High Street...restaurants,



shops, services, McKenzie Highlands School (grades 4-9) & more...plus quick & easy access! Hurry! This home shows extremely well and will not last.

Built in 1997

Essential Information

MLS® #	A2144583
Price	\$510,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,282
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	62 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Z2

Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows
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Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle, Tile
# of Stories	1
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	June 28th, 2024
Days on Market	1
Zoning	M-1 d75
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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