

\$459,900 - 120 Inverness Square Se, Calgary

MLS® #A2153846

\$459,900

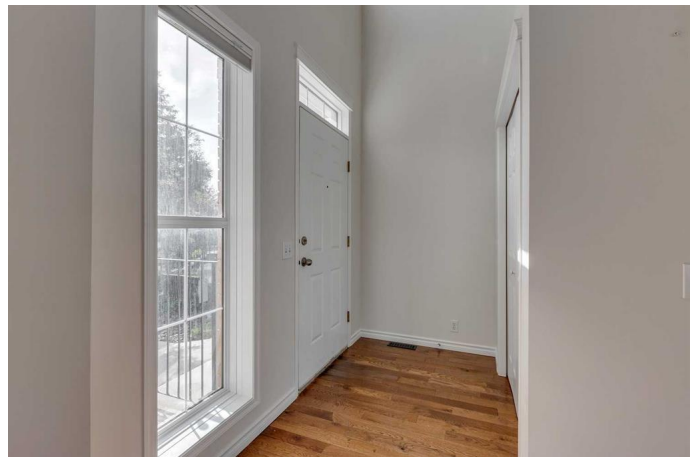
2 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to your dream home in the charming Village of Inverness, nestled within the picturesque McKenzie Towne community. This stunning brick brownstone townhome, situated in the serene Inverness Square, offers a unique blend of modern comfort and small-town charm. Surrounded by a lush park and a delightful community gazebo, you'll be just steps away from the iconic clock tower and the Inverness pond and walking paths, adding to the quaint allure of this storybook neighbourhood. Your close proximity to High Street shops, services and dining, along with the nearby middle school, McKenzie Highlands school, bring added convenience and comfort.

As one of the largest floor plans in the complex, this corner unit townhome features an open and airy living space. The main level includes a welcoming living room with a cozy fireplace, a dining area, and a beautifully updated kitchen. The kitchen boasts white cabinetry, granite countertops, and an island, complemented by sleek stainless steel appliances and hardwood floors. The private deck is perfect for summer BBQs and relaxing outdoor evenings. Upstairs, the home features a well-designed dual master layout with two generously sized bedrooms, each with its own ensuite bath. For added convenience, there's also an upper-level laundry. The developed walkout level provides a versatile space ideal for a home office, exercise room, or any other need. This level includes a separate rear



entrance and access to the double attached garage which also features a driveway for additional parking.

Recent updates, including brand new carpet, flooring, and paint throughout, ensure a move-in-ready experience. Come and discover the delightful McKenzie Towne lifestyle in this exceptional townhome—it's not just a home, it's a way of life!

Built in 1996

Essential Information

MLS® #	A2153846
Price	\$459,900
Sold Price	\$465,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	120 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Y8

Amenities

Amenities	None
-----------	------

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	August 27th, 2024
Days on Market	14
Zoning	M-1 d75
HOA Fees	226.60
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.