

\$749,900 - 9 Inverness Rise Se, Calgary

MLS® #A2158216

\$749,900

4 Bedroom, 4.00 Bathroom, 1,874 sqft

Residential on 0.13 Acres

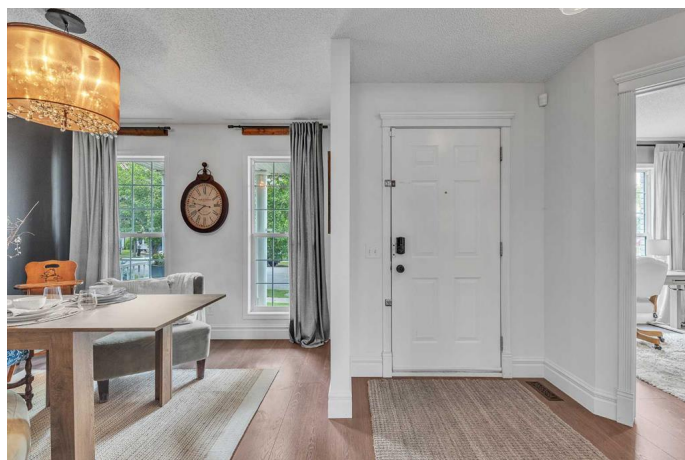
McKenzie Towne, Calgary, Alberta

Imagine a haven that exceeds all your expectations. Nestled in the heart of McKenzie Towne and walkable yet tucked away from the bustle of cars and smaller lots, this charming retreat beckons. Its old-world allure captures your attention, inviting you to picture leisurely summer mornings with coffee on the welcoming front porch or unwind on the upper balcony where captivating sunset views await. Step inside, and you'll discover a layout that's anything but cookie-cutter. The thoughtfully renovated gourmet kitchen is a chef's dream, a main floor office for work from home and the living room views create a seamless connection to the outdoors. Practicality meets style with the attached mudroom and garage, ensuring convenience and functionality without compromising on design. Upstairs offers 3 generous bedrooms with the primary having a 5 pc ensuite. The basement is perfect with an extra large bedroom, full bathroom and tv/games area. The rear attached garage is a dream on this pie lot, with RV parking. The yard is a private oasis. It is the one you've been waiting for.

Built in 1997

Essential Information

MLS® #	A2158216
Price	\$749,900
Sold Price	\$750,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,874
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Inverness Rise Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2C3

Amenities

Amenities	Clubhouse, Gazebo, Other, Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Parking Pad, RV Access/Parking

Interior

Interior Features	Chandelier, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Lawn, Landscaped, Many Trees, Paved, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 28th, 2024
Days on Market	12
Zoning	R-1
HOA Fees	226.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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