

# \$550,000 - 85 Inverness Rise Se, Calgary

MLS® #A2162808

**\$550,000**

4 Bedroom, 2.00 Bathroom, 1,205 sqft

Residential on 0.09 Acres

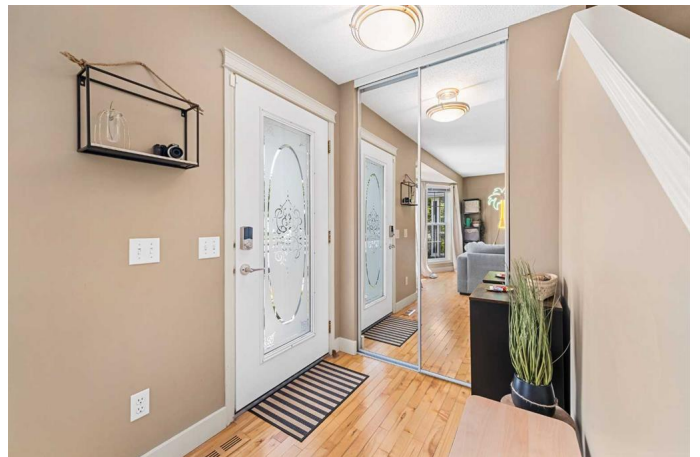
McKenzie Towne, Calgary, Alberta

Welcome to this stunning 2-storey home nestled on a peaceful street in the sought-after family-friendly neighborhood of McKenzie Towne. This meticulously maintained residence boasts numerous updates, including new piping and freshly installed carpet.

Step inside to discover a warm and inviting main floor featuring a spacious living room with beautiful hardwood floors and large windows that flood the space with natural light. The bright kitchen is equipped with modern stainless steel appliances and a cozy nook area that opens onto a generous sunny deck. This outdoor retreat overlooks a private, fully fenced, and landscaped southwest-facing backyard – perfect for relaxing or entertaining.

The upper level offers a tranquil master bedroom complete with a walk-in closet, along with two additional good-sized bedrooms and a full bathroom. The lower level is fully developed and includes a versatile family/media room with a wet bar and fireplace, a den/home office, and a laundry and mechanical room.

Additional features include ample closets and storage space throughout the home, a new furnace and hot water tank (2022), and an egress window in the basement. The lot size provides plenty of room for a future double detached garage.



Conveniently located close to schools, shopping centers, transportation, and all essential amenities, this home is an exceptional starter property for first-time buyers or a prime investment opportunity. Don't miss out on this gem in McKenzie Towne!

Built in 1995

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2162808    |
| Price          | \$550,000   |
| Sold Price     | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,205       |
| Acres          | 0.09        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 85 Inverness Rise Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z2X5               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Playground  |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Tile Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar                      |
| Appliances        | Bar Fridge, Dishwasher, Oven, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot |
| Roof              | Asphalt, Asphalt Shingle                         |
| Construction      | Concrete, Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 4th, 2024  |
| Date Sold      | September 21st, 2024 |
| Days on Market | 17                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 236.50               |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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