

\$448,000 - 1117, 48 Inverness Gate Se, Calgary

MLS® #A2164310

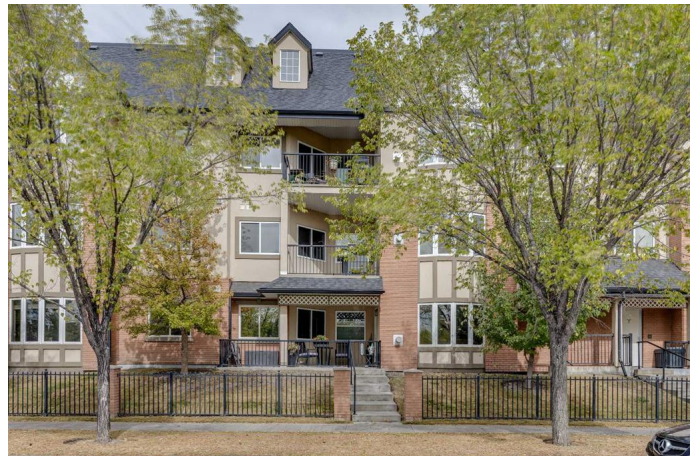
\$448,000

2 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Discover serenity in this inviting TWO-BEDROOM PLUS DEN apartment nestled in a peaceful residential area. MAIN LEVEL living with a PRIVATE ENTRANCE, in the 55+ AVIEMORE complex. Rarely do units come available in this beautiful building! This home offers a harmonious blend of comfort and convenience. Spacious living area perfect for relaxation and entertainment. Open concept floorplan with a total of 1129 sq. ft. including two comfortably sized bedrooms with ample natural light. Two 3 piece bathrooms and a den/office area. The kitchen features oak cabinetry and an island for extra counter space and breakfast bar seating. Additional dining space leads to your bright south facing living room with corner gas fireplace and direct access to the covered private patio which has a gate and steps that lead directly to Promenade Way SE and it's walking trail. The large primary bedroom includes a large walk in closet and 3 piece ensuite. Second good sized bedroom and a 3 piece main bathroom. In suite laundry room with storage. The Aviemore offers many amenities including a billiards room, games room, theatre room, gym with a steam shower, library with a gas fireplace, large party room with a full kitchen and outdoor patio, guest suites, car wash and a wood working shop. This unit includes an underground, titled parking stall with a storage unit. Conveniently located near - shopping, walking paths, restaurants, with easy access to Deerfoot Trail, this apartment ensures easy



access to daily essentials and leisure activities. Book your viewing today to see firsthand the charm and comfort this apartment has to offer.

Built in 2007

Essential Information

MLS® #	A2164310
Price	\$448,000
Sold Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,129
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1117, 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, Guest Suite, Parking, Party Room, Recreation Facilities, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Parkade, Secured, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	BBQ gas line, Private Entrance
Roof	Asphalt
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 17th, 2024
Days on Market	5
Zoning	M-1 d75
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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