

\$650,000 - 112 Inverness Drive Se, Calgary

MLS® #A2165406

\$650,000

4 Bedroom, 4.00 Bathroom, 1,426 sqft

Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 112 Inverness Dr, located on a quiet cul de sac in the vibrant community of McKenzie Towne. Backing South onto a large open green space with playing fields, and a playground next to the grades 4-9 public school, this location is Primo. This immaculate 4 bedroom, 3.5 bath home, has a total of over 2000 sq ft of beautifully developed space. The kitchen offers stainless steel appliances, corner pantry and an eat up peninsula and dining room. The living room is a cozy haven, complete with a gas fireplace, ideal for relaxing evenings with family and friends. There is also a mudroom with 2 piece bathroom at the back door, to access your double garage. Upstairs are 3 bedrooms, a full bathroom along with an ensuite and walk-in closet for the primary bedroom. The home has a new Air Conditioner, installed in 2020. The fully finished basement offers even more living space with a large open recreation room that can be tailored to your needs—whether it's a home theatre, playroom, or gym. The fourth bedroom and a 3-piece bath make it an ideal space for guests or older children. The basement also includes a laundry/utility area and plenty of storage, ensuring your home stays organized and clutter-free. Outside, you'll love the fully landscaped yard with a raised deck and a concrete patio, perfect for summer barbecues and outdoor entertaining. The double detached garage was built in 2020, and provides secure parking with additional storage space. The roof was new in



2018. Living in McKenzie Towne means enjoying pedestrian-friendly spaces, mixed-use areas and a strong sense of place. Shopping and amenities are within a few minutes walk, larger shopping areas of 130th and Seton, with South Hospital, are a 5 minute drive away. Don't miss out on this fantastic opportunity to make McKenzie Towne your new home.

Built in 1998

Essential Information

MLS® #	A2165406
Price	\$650,000
Sold Price	\$650,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,426
Acres	0.10
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	112 Inverness Drive Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3E4

Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Detached
---------	------------------------

Interior

Interior Features	No Smoking Home
-------------------	-----------------

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas, Living Room
------------	------------------

Has Basement	Yes
--------------	-----

Basement	Finished, Full
----------	----------------

Exterior

Exterior Features	None
-------------------	------

Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Wood Frame
--------------	------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 12th, 2024
-------------	----------------------

Date Sold	September 25th, 2024
-----------	----------------------

Days on Market	13
----------------	----

Zoning	R-1N
--------	------

HOA Fees	226.60
----------	--------

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.