

# \$449,950 - 84 Inverness Square Se, Calgary

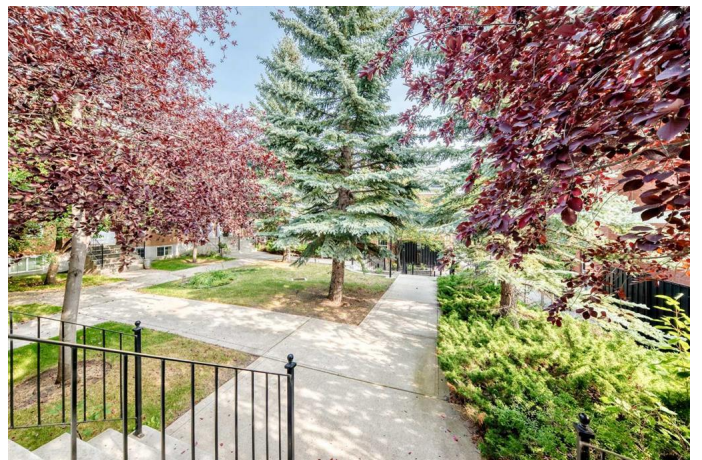
MLS® #A2258816

**\$449,950**

2 Bedroom, 4.00 Bathroom, 1,282 sqft  
Residential on 0.03 Acres

McKenzie Towne, Calgary, Alberta

Flooded with natural light this corner END unit has an abundance of windows. Excellent location tucked away, off the street and facing into the courtyard. Great curb appeal with a classy brick exterior. You will be sure to appreciate the newly professionally painted neutral tones through all 3 developed levels and the beautiful luxury vinyl plank flooring seamlessly flowing through the main floor. The kitchen and all bathrooms have new cabinet door fronts making your new space fresh and modern. Privacy reigns with 2 large Primary Bedrooms each with their own full ensuites. Laundry is conveniently located on the upper level. The main floor is spacious and comfortable with a large living room complete with gas fireplace & a conversation opening to the kitchen. The functional kitchen is bright with white cabinets and appliances and generous counter space. Meals are easy with direct access to the spacious bright eating area. Half bath on the main floor makes for 3.5 bathrooms and one on every level! The developed lower level has a 3rd full bathroom, large windows and is open, creating flexibility for you to use it as you chose. The attached double garage has interior access from the lower level and backs out onto a paved lane. The large upper balcony is perfect for barbequing and relaxing. Inverness is very walkable in the community of McKenzie Town making dining, shopping, accessing services, schools plus more so easy!



Built in 1997

## Essential Information

MLS® #	A2258816
Price	\$449,950
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,282
Acres	0.03
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	84 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Z2

## Amenities

Amenities	None
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Built-In Freezer, Dishwasher, Electric Range, Garburator, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	2
Zoning	M-1 d75
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

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.