

118 Inverness Square SE
Calgary, Alberta

MLS # A2207436



\$460,000

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,268 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Charming Brownstone Retreat & Move-In Ready & Priced to Sell! This picturesque brick brownstone in the heart of McKenzie Towne feels like something out of a storybook—but with a price that makes it a real-life dream! With nearly 1,300 sq. ft. above grade and a total of 1,529 sq. ft. of developed living space, this home is bright, stylish, and move-in ready. Inside, you'll find soaring high ceilings, a freshly painted interior, and a brand-new modern lighting package. The kitchen has been upgraded with a sleek new stainless steel appliance package, making this home as functional as it is stylish. The two spacious primary bedrooms each feature their own ensuite, with one offering a walk-in closet. A brand-new full-size washer & dryer on the upper level adds to the convenience. Step outside and soak in the charm of Inverness Square, a serene and beautifully landscaped pocket of McKenzie Towne. This quaint village-like setting is surrounded by lush green space, a community gazebo, and the iconic clock tower. Inverness Pond and scenic walking paths are just steps away, offering a peaceful retreat right outside your door. The main level is designed for comfort and entertaining, featuring a cozy living room with a fireplace, a spacious dining area, and a stylish kitchen. A main floor powder room and a large outdoor balcony make this space as practical as it is charming—perfect for morning coffee or summer BBQs! The lower-level flex space offers even more versatility—use it as a home office, gym, mudroom, or hobby room. This level also provides direct access to the double attached garage, making daily life effortless. Live in One of Calgary's Most Charming and Walkable Communities McKenzie Towne offers the perfect blend of small-town charm and city convenience. High Street, just minutes away, is packed with boutique shops,

cozy cafés, fantastic restaurants, grocery stores, banks, and all the essentials. Families will love the nearby McKenzie Highlands School, parks, playgrounds, and pathways around the pond. This rare find won't last long—book your showing today and step into the warmth, character, and unbeatable location of 118 Inverness Square SE!