

# \$449,000 - 101, 38 Inverness Square Se, Calgary

MLS® #A2210859

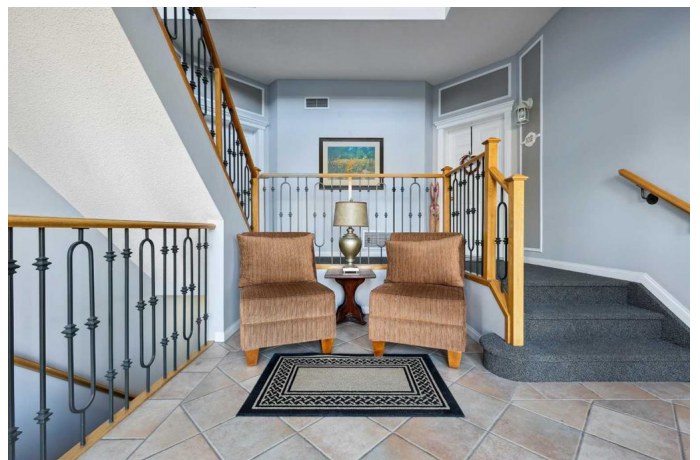
**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Presenting a rare opportunity in the heart of Mckenzie Towne. Unit 101, 38 Inverness Square SE is a 2-bedroom, 2-bathroom main floor condo with a sunny back deck in one of the most exclusive buildings in the neighbourhood. Only 6 units in this brownstone building, which faces the stunning Inverness Gazebo Park. Upon entering the unit, you'll notice the large living room area with built-in features, which flows directly into the sunny kitchen featuring hardwood floors, granite countertops, and a nice sized pantry. The kitchen walks out directly onto the sunny southeast facing spacious back deck which has a gas BBQ hookup. The primary bedroom comes with a large walk-in closet and convenient 3-piece ensuite. The 2nd bedroom, along with a 4-piece bathroom and in-suite laundry complete this nearly 1200 sq ft condo. This unit feels more like a townhome as it features a back door as well that takes you out the back of the building towards your single detached garage with added storage backing onto a paved laneway. Head downstairs and you'll find one of the largest storage units for an apartment style condo in the basement of the building.

Close to the gorgeous parks and pathways that McKenzie Towne have to offer and only a short 10 minute walk to the Towne itself where numerous restaurants, grocery stores and shops await. This is a once in a lifetime opportunity to live in this exclusive building. Call your favourite Realtor today and book



your showing!

Built in 1997

### **Essential Information**

MLS® #	A2210859
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	101, 38 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z2Y9

### **Amenities**

Amenities	Parking, Storage
Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	7
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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