



THE
A-TEAM

**RE/MAX
FIRST**

85 INVERNESS Rise, Calgary T2Z2X5

MLS® #: **A2162808** Area: **McKenzie Towne** Listing Date: **09/04/24** List Price: **\$550,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1995** Abv Sqft: **1,205**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,810 sqft** Ttl Sqft: **1,205**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Rectangular Lot**
 Park Feat: **Parking Pad**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt,Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
 Sewer: Ext Feat: **Private Yard,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Oven,Range Hood,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Bar,Tile Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`9"	Kitchen	Main	11`9" x 6`0"
Dining Room	Main	9`0" x 8`3"	Family Room	Lower	12`2" x 10`0"
Bedroom - Primary	Second	11`11" x 10`9"	Bedroom	Second	10`3" x 7`11"
Bedroom	Second	9`10" x 9`1"	Bedroom	Lower	11`8" x 8`6"
2pc Bathroom	Main	8`1" x 3`2"	4pc Bathroom	Second	7`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
DC (pre 1P2007)

9512524

Remarks

Pub Rmks: **Welcome to this stunning 2-storey home nestled on a peaceful street in the sought-after family-friendly neighborhood of McKenzie Towne. This meticulously maintained residence boasts numerous updates, including new piping and freshly installed carpet. Step inside to discover a warm and inviting main floor featuring a spacious living room with beautiful hardwood floors and large windows that flood the space with natural light. The bright kitchen is equipped with modern stainless steel appliances and a cozy nook area that opens onto a generous sunny deck. This outdoor retreat overlooks a private, fully fenced, and landscaped southwest-facing backyard - perfect for relaxing or entertaining. The upper level offers a tranquil master bedroom complete with a walk-in closet, along with two additional good-sized bedrooms and a full bathroom. The lower level is fully developed and includes a versatile family/media room with a wet bar and fireplace, a den/home office, and a laundry and mechanical room. Additional features include ample closets and storage space throughout the home, a new furnace and hot water tank (2022), and an egress window in the basement. The lot size provides plenty of room for a future double detached garage. Conveniently located close to schools, shopping centers, transportation, and all essential amenities, this home is an exceptional starter property for first-time buyers or a prime investment opportunity. Don't miss out on this gem in McKenzie Towne!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







