



THE
A-TEAM

**RE/MAX
FIRST**

67 INVERNESS Gardens, Calgary T2Z 2W9

MLS®#: **A2178620** Area: **McKenzie Towne** Listing **11/13/24** List Price: **\$550,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **4,241 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,669**
 Low Sqft:
 Ttl Sqft: **1,669**

DOM

8
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Street Lighting,Paved,Pie Shaped Lot**

Park Feat: **Alley Access,Garage Faces Rear,Oversized,Paved,Rear Drive,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Dog Run,Playground,Private Entrance,Private Yard,Storage**

Construction: **Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Ensuite bath	Second	
Family Room	Main	12`7" x 19`0"
Living Room	Main	12`5" x 13`8"
Bedroom	Second	12`8" x 12`0"
Den	Lower	9`9" x 13`4"
Laundry	Main	7`10" x 5`7"

Room	Level	Dimensions
4pc Bathroom	Second	
Dining Room	Main	12`6" x 8`10"
Kitchen	Main	8`5" x 17`6"
Bedroom	Second	9`0" x 10`0"
Bedroom - Primary	Second	14`11" x 13`3"
Game Room	Lower	13`3" x 12`1"

Title: **Fee Simple**
Legal Desc: **9512524**

Zoning: **R-G**

Remarks

Pub Rmks: **• 3 BEDROOMS | 2.5 BATHROOMS | OVERSIZED GARAGE | 1669 SQ FEET • Located on a MATURE TREE-LINED street, this lovely home on a small & quaint circle facing the CENTRAL GREEN SPACE & PLAYGROUND offers an unbeatable location that is walkable yet tucked away from the bustle of cars & the smaller lots in this highly desired & family-friendly community. With McKenzie Highlands School (Grades 4-9), Elgin Sledding Hill & Park, Inverness Gazebo & the Shops of High Street all within walking distance, it's a dream setting for families. Step onto the quintessential front VERANDA with a view of the park & enjoy peace of mind as the kids play safely right out front. The VAULTED foyer greets you with abundant NATURAL LIGHT, leading into a spacious & VERSATILE layout. The main floor offers a large living room, formal dining room & an open-concept kitchen/family room complete with a center island, dining area perfect for family gatherings & a cozy sitting area in front of the gas FIREPLACE. A convenient side entrance features a large walk-in closet, powder room & main floor laundry for added functionality. Upstairs, you'll find two bedrooms plus a primary suite with a FULL 4-PIECE ENSUITE bathroom & walk-in closet. The lower level offers even more space with a recreation room, a flex room & a workshop area—plus plenty of unfinished space to customize as you like. Outside, the oversized lot is perfect for creating your dream backyard oasis. There's loads of room for gardening, kids to play & entertaining on the sizable deck. The OVERSIZED GARAGE off the PAVED alley provides extra storage & parking convenience. Enjoy all the perks of McKenzie Towne, including vibrant shops, restaurants, grocery, transportation & all essential amenities, parks & pathways. Larger shopping areas of 130th & Seton, South Hospital, are a 5 min drive away with quick access to Deerfoot & Stoney Trail/22x. This home is ready for you to add your personal touch—bring your vision to life and make it your own! A fantastic family home with endless potential in a prime location. Other notable improvements include the Full Replacement of POLY-B Water Pipes (2022), Roof (2019) & New Hot Water Tank (2023). Be sure to view the 3D Tour!**

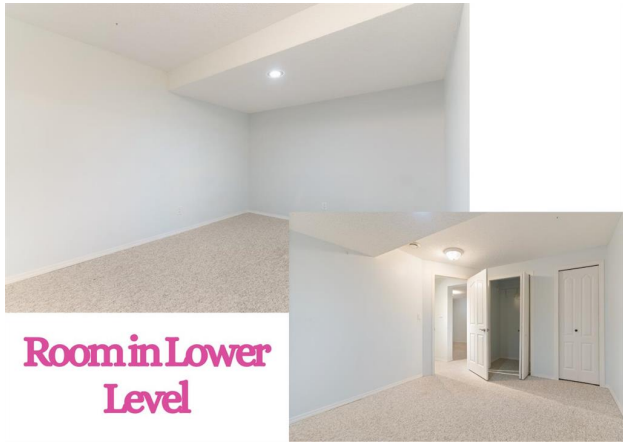
Inclusions: **NA**
Property Listed By: **Century 21 PowerRealty.ca**

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









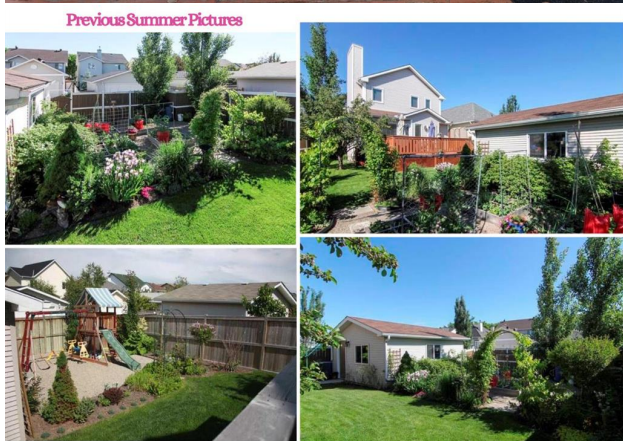
Room in Lower Level



Unfinished Areas of Basement



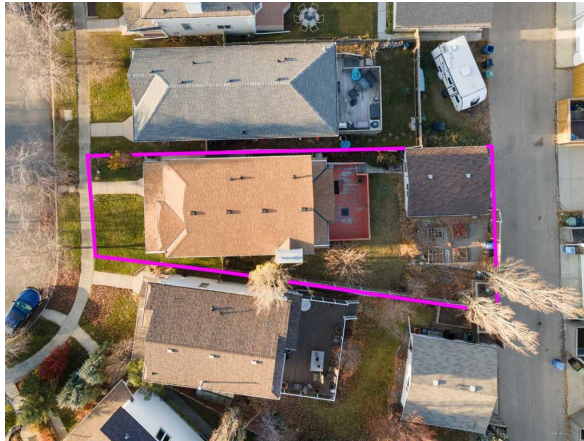
View of Green Space & Play Park From the Front Veranda



Previous Summer Pictures

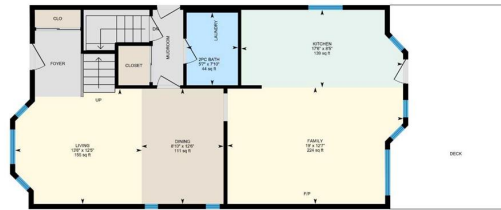


67 Inverness Gdns



67 Inverness Gardens SE, Calgary, AB

1st Floor Exterior Area 659.85 sq ft



PREPARED: 2024/11/11



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

67 Inverness Gardens SE, Calgary, AB

2nd Floor Exterior Area 773.45 sq ft
Excluded Area 20.91 sq ft



PREPARED: 2024/11/11



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