



THE
A-TEAM

**RE/MAX
FIRST**

48 INVERNESS Gate #2129, Calgary T2Z 4N1

MLS® #: **A2180070** Area: **McKenzie Towne** Listing Date: **11/20/24** List Price: **\$449,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Heated Garage,Underground

Finished Floor Area

Abv Sqft: **1,095**
 Low Sqft:
 Ttl Sqft: **1,095**

DOM

31
Layout
 Beds: **1 (1)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue,Courtyard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`2" x 5`0"	5pc Ensuite bath	Main	10`5" x 12`5"
Bedroom	Main	11`11" x 14`0"	Foyer	Main	5`6" x 8`5"
Kitchen	Main	8`10" x 11`4"	Laundry	Main	10`1" x 5`3"
Living Room	Main	14`4" x 19`0"	Office	Main	10`4" x 10`11"
Office	Main	7`4" x 6`5"			

Legal/Tax/Financial

Condo Fee: **\$700** Title: **Fee Simple** Zoning: **M-1**
 Fee Freq:

Monthly

Legal Desc: 0711166

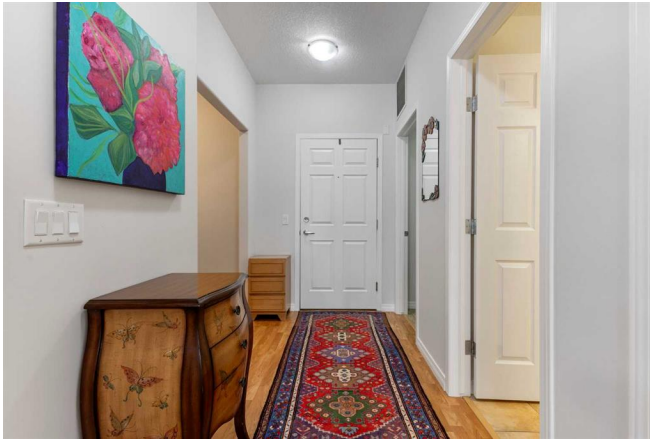
Remarks

Pub Rmks: **~~Luxurious Living at Aviemore - Exclusive 55+ Community~~Welcome to your new home at Aviemore, where luxury living meets the comfort of an active adult community in McKenzie Towne. This stunning ground-level residence is perfectly designed for those aged 55 and better, offering an elegant 1-bedroom plus den & reading nook layout that combines style and functionality. Note: the large den was once the 2nd bedroom which could easily be converted back to its original purpose. With two beautifully appointed bathrooms, you and your guests will enjoy the utmost convenience and privacy. Step inside to discover an open and airy living space, flooded with natural light and designed for both relaxation and entertainment. The den can serve as a cozy office, a creative space, or a guest room, accommodating your lifestyle needs. This unit was recently painted, upgraded with several new appliances, new bathroom fixtures, quartz counter tops and the fireplace has a new tile facelift as well. Enjoy direct street access, making coming and going a breeze, while providing the independence you desire. Aviemore boasts an array of exceptional amenities that elevate your living experience. Benefit from a convenient car wash station, ensuring your vehicle remains pristine without the hassle. Host memorable gatherings in the spacious party room, complete with all the essentials for entertaining. Dive into creativity in the well-equipped woodworking shop or indulge in literary exploration in the tranquil library. Stay active and healthy with the state-of-the-art gym, which features a sauna for post-workout relaxation. Engage with fellow residents at community events designed to foster connection and friendship. Challenge friends and neighbors to a game in the dedicated games room, or simply unwind in the serene spaces throughout the community. The location is unbeatable, with close access to bustling restaurants, pubs, groceries, banks, doctors, dentists, and more just a stone's throw away. Across the street, you'll find the tranquil Inverness Pond and walking paths. Public transit, shopping on 130th Ave and the South Health Campus are also nearby, with easy access to Deerfoot. At Aviemore, you will find not just a home, but a lifestyle filled with luxury, comfort, and camaraderie. Make the most of your golden years surrounded by like-minded individuals who value quality living. Contact your awesome Realtor today and experience the exceptional lifestyle that awaits you at Aviemore!**

Inclusions: N/A
Property Listed By: CIR Realty

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











2129-48 Inverness Gate SE, Calgary, AB

Main Floor Interior Area 1036.73 sq ft



0 2 4

PREPARED: 20241101



While reports 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.