

# \$444,950 - 84 Inverness Square Se, Calgary

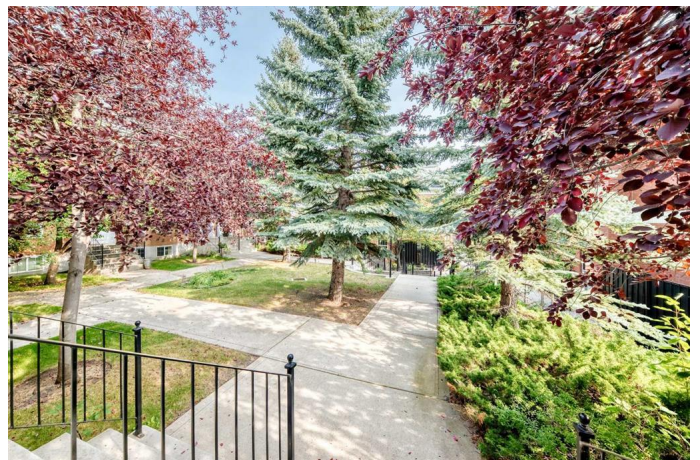
MLS® #A2258816

**\$444,950**

2 Bedroom, 4.00 Bathroom, 1,282 sqft  
Residential on 0.03 Acres

McKenzie Towne, Calgary, Alberta

OPEN HOUSE SUNDAY OCT 26TH FROM 2-4PM. STOP BY AND HAVE A LOOK. Flooded with natural light this corner END unit has an abundance of windows. Excellent location tucked away, off the street and facing into the courtyard. Great curb appeal with a charming brick exterior. You will be sure to appreciate the newly professionally painted neutral tones through all 3 developed levels and the beautiful luxury vinyl plank flooring seamlessly flowing through the main floor. The kitchen and all bathrooms have new cabinet door fronts making your new space fresh and modern. Privacy reigns with 2 large Primary Bedrooms each with their own full ensuites. Laundry is conveniently located on the upper level. The main floor is spacious and comfortable with a large living room complete with gas fireplace & a conversation opening to the kitchen. The functional kitchen is bright with white cabinets and appliances and generous counter space. Meals are easy with direct access to the spacious bright eating area. Half bath on the main floor makes for 3.5 bathrooms with one on every level! The developed lower level has a 3rd full bathroom, large windows and is open, creating flexibility for you to use it as you choose. The attached double garage has interior access from the lower level and backs out onto a paved lane. The large upper balcony is perfect for barbecuing and relaxing. Inverness is very walkable in the community of McKenzie Towne making dining, shopping, accessing services,



schools plus more so easy!

Built in 1997

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258816               |
| Price          | \$444,950              |
| Bedrooms       | 2                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,282                  |
| Acres          | 0.03                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 84 Inverness Square Se |
| Subdivision | McKenzie Towne         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z 2Z2                |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | None                                                                |
| Parking Spaces | 2                                                                   |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Insulated |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                                                        |
| Appliances        | Built-In Freezer, Dishwasher, Electric Range, Garburator, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Fireplace(s), Forced Air, Natural Gas                                                 |
| Cooling           | None                                                                                                   |

|                 |                                |
|-----------------|--------------------------------|
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Full                           |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Entrance |
| Lot Description   | Corner Lot                           |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick                                |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 38                   |
| Zoning         | M-1 d75              |
| HOA Fees       | 226                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.