



GRASSROOTS
REALTY GROUP

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134 Inverness Square SE
Calgary, Alberta

MLS # A2231562



\$529,900

Division:	McKenzie Towne		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 433
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data		

Inclusions: Two bookshelves in the water meter room, bookshelf in Garage, Attic doors for shelving (6) in Garage attic, Garden Trellis (2)

BROWNSTONE | INVERNESS SQUARE GAZEBO | FENCED BACKYARD | CENTRAL A/C | DUAL PRIMARY SUITES Welcome to 134 Inverness Square SE—an elegant New York-style Brownstone nestled in the heart of McKenzie Towne, offering one of the most enchanting settings in Calgary. In the warmer months, Inverness Square and the gazebo invite quiet morning strolls and evening conversations. Come winter, it transforms into a magical holiday postcard—glowing with twinkle lights, fresh snow, and small-town charm that’s hard to find anywhere else in the city. A lush curb appeal, quaint front steps, and classic red door draw you in. Inside, you’ll immediately notice the timeless warmth and thoughtful touches throughout. A welcoming foyer leads to a spacious front room, where a beautiful bay window overlooks the square—an ideal spot to read, reflect, or simply enjoy the view. The main floor features high ceilings, rich hardwood floors, and a cozy gas fireplace flanked by oversized transom windows that frame the mature, south-facing fenced backyard—filling the space with natural light. The kitchen is both stylish and functional, showcasing quartz countertops, stainless steel appliances, a mosaic ceramic tile backsplash, and a generous peninsula ideal for entertaining. The spacious dining area and open-concept design keep everything feeling connected and bright. A well-placed powder room and a tucked-away back entry add convenience to the thoughtful layout. Step outside to enjoy your private composite deck with a gas hookup, a mature landscaped backyard, and direct access to the double detached garage. Upstairs, you’ll find two spacious primary bedrooms, each with its own private ensuite, featuring quartz counters and updated tile. A unique walk-through closet connects the two rooms,

offering flexible use as a nursery, office, or extended dressing space. Upper-level laundry adds everyday convenience. The fully finished basement is complete with recessed LED pot lighting and an oversized recreation room, with ample space to easily add a third bedroom while maintaining a lounge, gym, or media area. Central Air Conditioning, Furnace and Hot Water Tank all installed in 2019 and a Water Softener are all great updates this meticulous seller has maintained in this well cared for home. Snow removal and landscaping are taken care of, so you can spend more time enjoying your yard and the community and less time on chores. Tucked away on a quiet, low-traffic square, yet only steps from the vibrancy of McKenzie Towne's High Street, you're walking distance to schools, parks, shops, restaurants, pubs, churches, and transit. Peaceful, connected, and rich in character—life here feels straight out of a storybook. Come experience the magic of Inverness Square for yourself.