



GRASSROOTS
REALTY GROUP

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41 Inverness Rise SE Calgary, Alberta

MLS # A2239202



\$740,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,941 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Pantry, See Remarks, Soaking Tub		

Inclusions: Electric Stove x2, Refrigerator x2, Washer x2, Dryer x2, Hood fan x2, Dishwasher x2

Legal Carriage Suite | Updated Interior | Oversized Double Garage | Located in the heart of vibrant McKenzie Towne, this beautifully updated property offers over 2,500 sq.ft. of developed living space, including a charming 1-bedroom carriage suite above the garage. With 3 bedrooms in the main home and 2.5 baths, there's plenty of space for family living and guests alike. Inside, you'll find an open and functional layout featuring a kitchen with stainless steel appliances, generous cabinetry, ample counter space, and a convenient pantry. The main home was extensively renovated in 2021, with upgrades including luxury vinyl plank flooring, fresh paint, new carpets, modern appliances, a rebuilt front porch and deck, and the removal of Poly B plumbing. The basement is unfinished and ready for your personal touch, while outside, the spacious backyard boasts a rebuilt deck and plenty of grassy space for kids or pets. A standout feature is the oversized double garage with in-floor heating and its own two-piece bathroom—ideal for a workshop or home gym. Above it, the legal carriage suite includes a full bath, offering extra income potential or private space for guests. Close to shopping, Deerfoot Trail, parks, ponds, and scenic walking paths, this home combines comfort, convenience, and character in one perfect package.