



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 Inverness Park SE
Calgary, Alberta

MLS # A2243006



\$575,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Lower Level - Electric Stove, Microwave Hood fan, Refrigerator, Washer Dryer, Dishwasher

Located on a picturesque tree-lined street, this bright and inviting bi-level home offers the perfect blend of comfort, functionality, and location. Just steps from a playground and within walking distance to parks, schools, and the shops of both High Street and 130th Avenue, this home delivers unbeatable convenience in a family-friendly community. The main level features soaring vaulted ceilings and large windows that flood the space with natural light. Durable tile and laminate flooring run throughout the open-concept layout. The spacious kitchen includes white appliances, a tile backsplash, peninsula for extra prep space, and a generous dining nook perfect for gatherings. Patio doors off the living room provide easy access to the backyard, while the expansive living area offers a great space to relax or entertain. The primary bedroom showcases a wall of floor-to-ceiling windows, a large closet, and a private 3-piece ensuite. A second bedroom and a full 4-piece main bath complete the upper level. Downstairs, the fully finished basement has been developed into a legal suite, offering fantastic potential for rental income or multigenerational living. The lower level includes a large recreation/living room with laminate flooring, a full kitchen area, a spacious third bedroom, and another 3-piece bathroom. Outside, enjoy a fully fenced backyard featuring a two-tiered deck—ideal for summer BBQ's, a storage shed, and a double detached garage. This is a fantastic opportunity to own a move-in-ready home with income potential in one of Calgary's most desirable southeast communities.