



GRASSROOTS
REALTY GROUP

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30 Inverness Park SE
Calgary, Alberta

MLS # A2249044



\$624,900

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wall cabinets		

BEAUTIFULLY CURATED | UPDATED AND REMODELED | 3 BEDROOMS | QUIET TREE LINED STREET | 26' x 24' GARAGE
Welcome to Inverness Park in McKenzie Towne, where pride of ownership is evident at every turn. Immaculately maintained, this exceptional home offers over 2100 sq ft of living space, with 3 bedrooms up, 3.5 bathrooms, and an oversized double detached garage (26' x 24'), all set on a tranquil, family-friendly street. The main level features a bright, open-concept layout with upgraded laminate flooring, oversized windows, and modern finishes throughout. You'll appreciate the warmth of the 3-way gas fireplace, the charm of the semi-formal dining room, and the inviting living room with views out to the covered front porch and yard. The spacious kitchen is designed for entertaining, complete with white quartz countertops, classic white raised panel cabinetry, a central island with an under-mount sink, and a corner pantry for extra storage. The upper level offers three well-appointed bedrooms, including a spacious primary suite with its own private remodeled ensuite and walk-in closet, ensuring comfort and privacy. Downstairs, the partially finished lower level provides generous additional living space with a large recreation room, a full bathroom, a dedicated laundry area, and a substantial built-in cabinet storage room perfect for seasonal items or future customization. Step outside to enjoy your own backyard oasis, thoughtfully designed with a covered rear porch - ideal for relaxing, entertaining, or weekend projects. The southwest-facing front covered porch is the perfect spot for morning coffee or an evening unwind. Notable updates include: BBQ gas line, Ecobee thermostat, high-efficiency furnace (2024), HWT (2018), LED lighting, Plumbing and light fixtures, and so much more. This home is the complete package—located close to

parks, schools, transit, shopping, and the vibrant charm of McKenzie Towne's High Street. Whether you're upsizing, downsizing, or investing, this rare bungalow checks all the boxes. Don't miss your opportunity—call your friendly REALTOR® today to schedule a private tour of this exceptional home!