



GRASSROOTS
REALTY GROUP

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84 Inverness Square SE
Calgary, Alberta

MLS # A2258816



\$449,950

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,282 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot		

Heating: High Efficiency, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 377

Basement: Finished, Full

LLD: -

Exterior: Brick

Zoning: M-1 d75

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Animal Home, No Smoking Home

Inclusions: hood fan

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 classy 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 and 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 chose. 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 barbequing and relaxing. Inverness is very walkable in the community of McKenzie Town making dining, shopping, accessing services, schools plus more so easy!