



GRASSROOTS
REALTY GROUP

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51 Inverness Grove SE
Calgary, Alberta

MLS # A2260983



\$555,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,341 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Corner Lot, Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: n/a

Excellent opportunity to settle & raise your family in McKenzie Towne! Spacious 1,340 sqft two storey on a quiet street in the heart of Inverness. Open main floor brings in an abundance of natural light. Large living room featuring a 3-sided fireplace, full size dining area adjacent to the kitchen. The kitchen has a corner pantry, island with breakfast bar, sliding doors to the huge deck and west exposure yard. Convenient 1/2 bath completes the main floor. The upper level offers 2 bedrooms, 4 piece bathroom and a spacious primary bedroom with walk-in closet and 4 piece ensuite. The lower level is unspoiled and has excellent potential for future development. Shingles on home & garage replaced in 2017. New windows throughout (except basement). Large corner lot is fully fenced, plenty of space for the kids to play! Oversized double detached garage with back lane access. The property is in good overall condition with opportunity to upgrade and personalize. Enjoy all the wonderful amenities that McKenzie Towne has to offer! Close to shops, restaurants and pathways along the pond. Great value! Immediate possession.