



GRASSROOTS
REALTY GROUP

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84 Inverness Square SE
Calgary, Alberta

MLS # A2272103



\$439,900

Division:	McKenzie Towne		
Type:	Residential/Other		
Style:	2 Storey		
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:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 377
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: Water Softener - As Is

Come be enchanted by the small-town English inspired feel of 84 Inverness square built with the true essence of European Architecture this brick exterior corner end unit with all new PEX plumbing (with 25 yr transferable warranty), fresh new paint, an abundance of windows, a full double attached garage & large fully developed lower level sets it apart. Enjoy the convenience of 3 and a $\frac{1}{2}$ bathrooms, one on every level! Upstairs is 2 spacious primary bedrooms each with its own ensuite making it ideal for shared accommodations, guests or those that appreciate privacy plus upper-level laundry. The main floor has new luxury vinyl flooring, a bright white kitchen open to your dining space and a conversation opening to the living room with sweeping windows, a gas fireplace and access to your large balcony. There is a large front entry to welcome you and your guest's home and a half bath completing this level. The basement offers a generous family room with full sized windows (a rare treasure & yet another feature setting this property apart from other in the area), a 3 pc bathroom, storage, and interior access to the full sized double garage Inverness is very walkable in the community of McKenzie Town making dining, shopping, accessing services, schools plus more so easy!