



GRASSROOTS
REALTY GROUP

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**2241, 48 Inverness Gate SE
Calgary, Alberta**

MLS # A2274434



\$439,900

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,090 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher (as is)

Welcome to The Aviemore, McKenzie Towne's premier 55+ community. This bright and spacious 2-bedroom plus den, 2-bathroom home offers 1,089 SqFt of well-designed living with a quiet, private setting overlooking the courtyard. The thoughtful layout begins with a welcoming front foyer, where the laundry room sits to one side and a dedicated den to the other, creating a practical, organized entry before the floorplan opens into the main living space. The kitchen features maple cabinetry, crisp white appliances, a full pantry, plenty of counter space, and a raised breakfast bar, and it flows seamlessly into the open-concept living room anchored by a charming corner gas fireplace. Just off the living area, the covered south-facing balcony provides a peaceful outdoor retreat with lovely natural light and serene views. The primary bedroom is impressively large and includes walk-through closets leading to a spacious ensuite with double sinks, a deep soaker tub, and a separate stand-up shower. A second bedroom, full main bathroom, excellent in-suite storage, and a location just steps from the elevator all add to the day-to-day comfort of this home. Additional conveniences include a titled underground parking stall located close to the elevator, an assigned storage cage directly in front of the stall, central air conditioning, and condo fees that include all utilities aside from electricity. Residents of The Aviemore enjoy outstanding amenities such as a party room, theatre, and library on the main level; a fitness centre with steam sauna, games room, puzzle room, and two guest suites on the second level; and a wood shop and convenient car wash bay on the parkade level, along with beautifully maintained outdoor spaces and ample visitor parking. The building is pet-friendly with Board approval (one small dog or cat under 20 lbs). Ideally located just steps from the shops, restaurants, and services

of High Street, as well as nearby Safeway, Walmart, transit, walking paths, and Inverness Pond - with quick access to Deerfoot and Stoney Trail - this quiet, private, beautifully maintained home offers an exceptional lifestyle in one of Calgary's finest adult communities.