



**94 Inverness Park SE
Calgary, Alberta**

MLS # A2292121



\$565,000

Division:	McKenzie Towne		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,054 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

PRISTINE FAMILY HOME | FULLY FINISHED BI-LEVEL | OVER 2,090 SQ.FT. DEVELOPED | PARK-FRONT LOCATION Welcome to this beautifully maintained bi-level home located on a quiet tree-lined street directly across from a park in the highly sought-after community of McKenzie Towne. Offering over 2,090 sq.ft. of developed living space, this property is perfect for families, first-time buyers, or savvy investors looking for strong rental demand. Step inside to discover soaring vaulted ceilings and large windows that flood the home with natural light. The open-concept main floor seamlessly connects the living room, dining area, and peninsula-style kitchen with ample cabinetry, making it ideal for entertaining. The bright living room also features sliding doors leading to a private patio, perfect for summer BBQs. The spacious primary bedroom comfortably fits a king-sized bed and includes a 3-piece ensuite and generous closet, while a second bedroom and full bathroom complete the upper level. The fully finished lower level offers excellent flexibility with an extra-large family/recreation room, two additional bedrooms, another full bathroom, and laundry/storage. With large windows and a functional layout, the lower level adds great potential for multi-generational living or strong rental appeal. Enjoy an unbeatable location steps from parks, schools, walking paths, and McKenzie Towne’s vibrant High Street with shops, restaurants, and cafes. Quick access to Deerfoot Trail, Stoney Trail, South Health Campus, and the shopping district at 130th Avenue makes commuting and daily errands effortless. A fantastic opportunity in one of Calgary’s most desirable communities – ideal for living or investing. Book your showing today!