



**60 Inverness Square SE
Calgary, Alberta**

MLS # A2295453



\$475,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,236 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

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|--------------------|---|-------------------|---------|
| Heating: | Forced Air | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 384 |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to the heart of McKenzie Towne's Inverness Square, where lifestyle, charm, and convenience come together. This meticulously maintained 2-bedroom, 2.5-bath brownstone townhouse offers over 1,450 sq ft of developed living space, perfectly positioned just minutes from shopping, transit, schools, and a short walk to Inverness Pond with scenic pathways. From the moment you step inside, the home opens into a bright, spacious open-concept main floor, designed for both everyday living and effortless entertaining. The living room is warm and inviting, centered around a gas fireplace and filled with natural light from its courtyard-facing exposure. The kitchen is both functional and stylish, featuring quartz countertops, newer stainless steel appliances, a pantry, and excellent cabinet space, all flowing seamlessly into the dining area. From here, step directly onto your private deck—perfect for BBQing—or down to the patio and expansive backyard, ideal for relaxing in the sun or gathering with friends. The backyard is truly an oasis offering a peaceful retreat with its beautifully landscaped garden—perfect for relaxing or entertaining. Enjoy the blend of cozy indoor living and a serene outdoor space right at your doorstep. Upstairs, the home continues to impress with vaulted ceilings, upper-level laundry, and two generously sized bedrooms, each with its own private ensuite—a rare and highly desirable layout for both homeowners and guests. The primary suite also includes a walk-in closet, creating a true retreat. The partially finished basement expands your living space with a large rec room featuring built-in cabinetry and an electric fireplace, while the oversized storage area offers future potential for a

third bedroom, office, or additional living space. Additional highlights include durable vinyl plank flooring on the main level, plush carpet upstairs, a double detached garage, a large backyard, and a pet-friendly, well-self managed complex with very healthy reserve fund—delivering both comfort and peace of mind. With unbeatable walkability, strong community feel, and quick access to everything you need, this home offers a lifestyle that’s hard to match in southeast Calgary. Book your private showing today and experience everything this incredible location has to offer.