

# \$449,500 - 118 Inverness Square Se, Calgary

MLS® #A2207436

**\$449,500**

2 Bedroom, 3.00 Bathroom, 1,268 sqft  
Residential on 0.02 Acres

McKenzie Towne, Calgary, Alberta

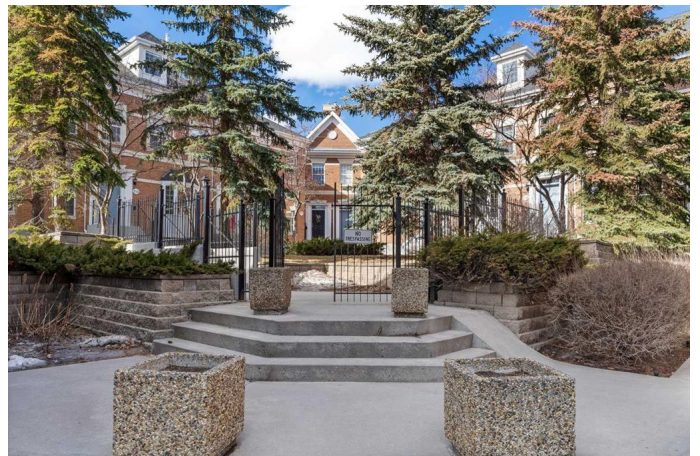
Charming Brownstone Retreat â€“ Move-In Ready, New Stainless Steel Appliances, Freshly Painted & Priced to Sell!

This picturesque brick brownstone in the heart of McKenzie Towne feels like something out of a storybookâ€”but with a price that makes it a real-life DREAM! With nearly 1,300 sq. ft. above grade and a total of 1,529 sq. ft. of developed living space, this home is bright, stylish, and move-in ready.

Inside, you'll find soaring HIGH ceilings, a freshly PAINTED interior, and a brand-NEW modern lighting package. The kitchen has been upgraded with a sleek new STAINLESS steel appliance package, making this home as functional as it is stylish. The TWO spacious PRIMARY MASTER bedrooms each feature their own ENSUITE, with one offering a walk-in closet. A brand-new FULL-SIZE washer & dryer on the upper level adds to the convenience.

Step outside and soak in the charm of Inverness Square, a serene and beautifully landscaped pocket of McKenzie Towne. This quaint village-like setting is surrounded by lush green space, a community gazebo, and the iconic clock tower. Inverness POND and SCENIC walking paths are just steps away, offering a peaceful retreat right outside your door.

The main level is designed for comfort and



entertaining, featuring a cozy living room with a FIREPLACE, a spacious dining area, and a stylish kitchen. A main floor powder room and a large outdoor BALCONY make this space as practical as it is charmingâ€”perfect for morning coffee or summer BBQs!

The lower-level flex space offers even more versatilityâ€”use it as a home office, gym, mudroom, or hobby room. This level also provides direct access to the DOUBLE ATTACHED GARAGE, making daily life effortless.

Live in One of Calgaryâ€™s Most Charming and Walkable Communities

McKenzie Towne offers the perfect blend of small-town charm and city convenience. High Street, just minutes away, is packed with boutique shops, cozy cafÃ©s, fantastic restaurants, grocery stores, banks, and all the essentials. Families will love all the nearby Schools from K-12, parks, playgrounds, and pathways around the pond. Minutes to Chinook Mall, Southcenter Mall, Ikea, Superstore and a quick connection onto Deerfoot Trail and Stoney Trail.

This rare find wonâ€™t last longâ€”book your showing today and step into the warmth, character, and unbeatable location of 118 Inverness Square SE!

Built in 1996

### **Essential Information**

MLS® #	A2207436
Price	\$449,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,268
Acres	0.02
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	118 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Y8

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Faces Rear, Insulated
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Gas Starter, Insert, Mantle
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

### **Exterior**

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	Back Lane, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            April 1st, 2025

Days on Market       8

Zoning                 M-1 d75

HOA Fees              227

HOA Fees Freq.      ANN

### **Listing Details**

Listing Office         RE/MAX House of Real Estate

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