\$460,000 - 118 Inverness Square Se, Calgary

MLS® #A2207436

\$460,000

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

McKenzie Towne, Calgary, Alberta

Charming Brownstone Retreat – Move-In Ready & 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 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 Calgary'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 cafés, fantastic restaurants, grocery stores, banks, and all the essentials. Families will love the nearby McKenzie Highlands School, parks, playgrounds, and pathways around the pond.

This rare find won't last long—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	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,268
Acres	0.02
Year Built	1996
Туре	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Active	
Community Information		
Address Subdivision City County Province Postal Code	118 Inverness Square Se McKenzie Towne Calgary Calgary Alberta T2Z 2Y8	
Amenities		
Amenities Parking Spaces Parking # of Garages	None 2 Double Garage Attached, Insulated, Garage Faces Rear 2	
Interior		
Interior Features Appliances	High Ceilings, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s) Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer	
Heating Cooling Fireplace # of Fireplaces Fireplaces Has Basement Basement	Fireplace(s), Forced Air, Natural Gas None Yes 1 Gas, Insert, Living Room, Mantle, Tile, Gas Starter Yes Finished, Partial, Walk-Out	
Exterior		
Exterior Features Lot Description Roof Construction Foundation	Balcony, Courtyard, Private Entrance Back Lane, Cul-De-Sac, Low Maintenance Landscape Asphalt Shingle Brick, Vinyl Siding, Wood Frame Poured Concrete	
Additional Information		
Date Listed Days on Market Zoning	April 1st, 2025 3 M-1 d75	

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Listing Details

Listing Office RE/MAX House of Real Estate

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