

# \$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

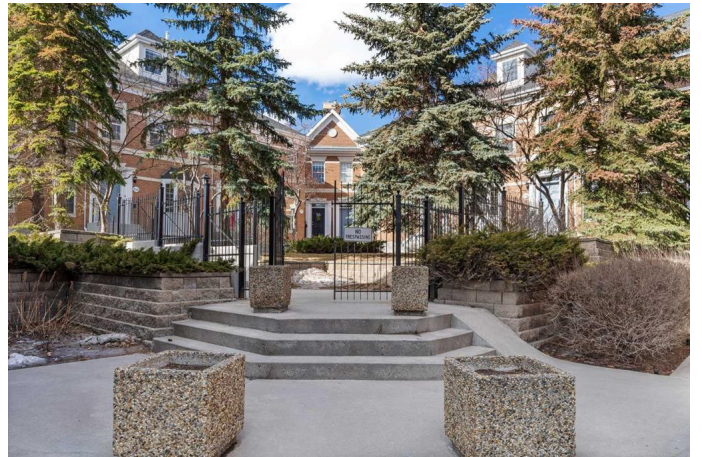
Charming Brownstone Retreat â€“ Move-In Ready, New Stainless Steel Appliances, Freshly Painted & Priced to Sell!

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.