

# \$459,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

## \$459,500

2 Bedroom, 2.00 Bathroom, 1,052 sqft

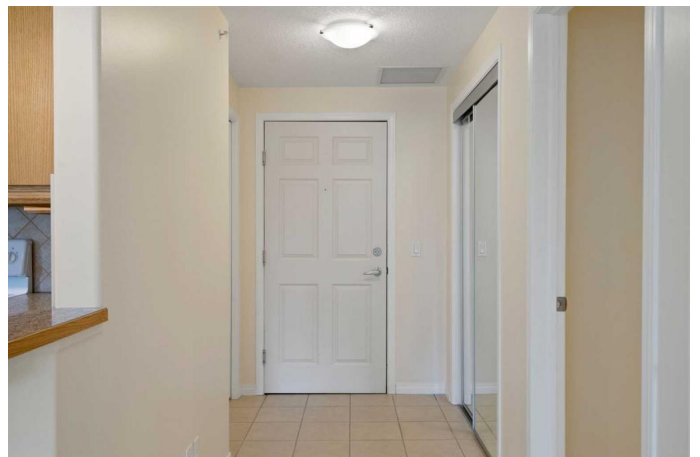
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne – One of Calgary’s Most Sought-After 55+ Communities Discover the perfect blend of comfort, convenience, and lifestyle in this beautifully maintained 2-bedroom, 2-bathroom condo in the heart of McKenzie Towne.

Located in the prestigious Aviemore complex, this bright and inviting home features an open-concept layout spanning 1052sf square feet, with large windows, a cozy corner gas fireplace, and a covered balcony offering serene south-facing views of mature trees and the picturesque Inverness Pond. The kitchen is both functional and welcoming, complete with classic maple cabinetry, a raised breakfast bar, and a separate pantry for extra storage. The generous primary bedroom includes a walk-through closet leading to a spacious 4-piece ensuite with a large soaker tub, walk-in shower, and ample space to add a second sink if desired. A second bedroom – ideal as a guest room, office, or den – a full 4-piece main bathroom, and in-suite laundry with additional storage and central air round out the unit. The unit includes one titled underground heated parking stall with a storage cage.

Living at The Aviemore means access to a full suite of premium amenities designed to enhance your lifestyle, including a Fitness centre, Theatre room, Library, Banquet/party room, Hobby and wood shop, Billiards and card rooms, 2 Guest suites, Car wash bay, Gazebo, patio with BBQs and plenty of visitor parking. Yes – pets are welcome with Board



approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than just a condo – it's a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!

Built in 2005

### Essential Information

MLS® #	A2230033
Price	\$459,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1215, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K1

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking,
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	Visitor Parking, Gazebo, Guest Suite, Recreation Room, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Workshop in Garage
# of Garages	1

## Interior

Interior Features	Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Blower Fan, Glass Doors, Heatilator
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	June 28th, 2025
Days on Market	46
Zoning	M-1 d75
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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