

**67 Inverness Gardens SE  
Calgary, Alberta**

**MLS # A2178620**



**\$550,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Faces Rear, Oversized, Paved, Rear Drive, Single Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

**OPEN HOUSE Friday 3-6pm** • 3 BEDROOMS | 2.5 BATHROOMS | OVERSIZED GARAGE | 1669 SQ FEET • Located on a MATURE TREE-LINED street, this lovely home on a small & quaint circle facing the CENTRAL GREEN SPACE & PLAYGROUND offers an unbeatable location that is walkable yet tucked away from the bustle of cars & the smaller lots in this highly desired & family-friendly community. With McKenzie Highlands School (Grades 4-9), Elgin Sledding Hill & Park, Inverness Gazebo & the Shops of High Street all within walking distance, it's a dream setting for families. Step onto the quintessential front VERANDA with a view of the park & enjoy peace of mind as the kids play safely right out front. The VAULTED foyer greets you with abundant NATURAL LIGHT, leading into a spacious & VERSATILE layout. The main floor offers a large living room, formal dining room & an open-concept kitchen/family room complete with a center island, dining area perfect for family gatherings & a cozy sitting area in front of the gas FIREPLACE. A convenient side entrance features a large walk-in closet, powder room & main floor laundry for added functionality. Upstairs, you'll find two bedrooms plus a primary suite with a FULL 4-PIECE ENSUITE bathroom & walk-in closet. The lower level offers even more space with a recreation room, a flex room & a workshop area—plus plenty of unfinished space to customize as you like. Outside, the oversized lot is perfect for creating your dream backyard oasis. There's loads of room for gardening, kids to play & entertaining on the sizable deck. The OVERSIZED GARAGE off the PAVED alley provides extra storage & parking convenience. Enjoy all the perks of McKenzie Towne, including vibrant shops, restaurants, grocery, transportation & all essential amenities, parks & pathways. Larger

shopping areas of 130th & Seton, South Hospital, are a 5 min drive away with quick access to Deerfoot & Stoney Trail/22x. This home is ready for you to add your personal touch&mdash;bring your vision to life and make it your own! A fantastic family home with endless potential in a prime location. Other notable improvements include the Full Replacement of POLY-B Water Pipes (2022), Roof (2019) & New Hot Water Tank (2023). Be sure to view the 3D Tour!