

# \$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

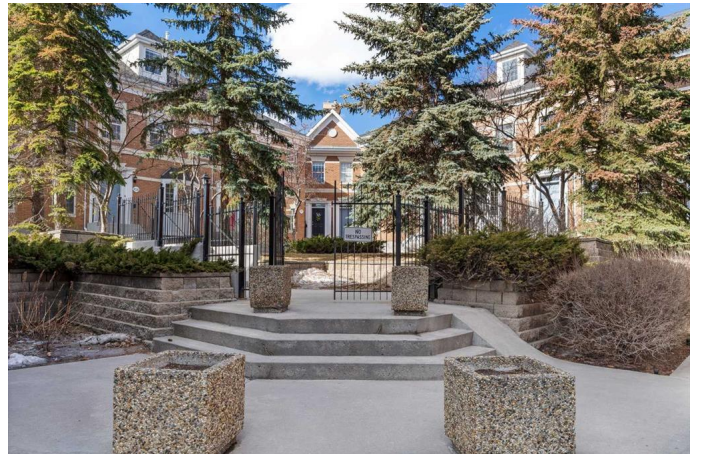
Charming Brownstone Retreat â€” Move-In Ready & Priced to Sell!

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 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 the nearby McKenzie Highlands School, parks, playgrounds, and pathways around the pond.

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          | \$460,000     |
| 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, Insulated, Garage Faces Rear  
# of Garages 2

### Interior

Interior Features High Ceilings, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)  
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, Insert, Living Room, Mantle, Tile, Gas Starter  
Has Basement Yes  
Basement Finished, Partial, Walk-Out

### 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 3  
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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