

\$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

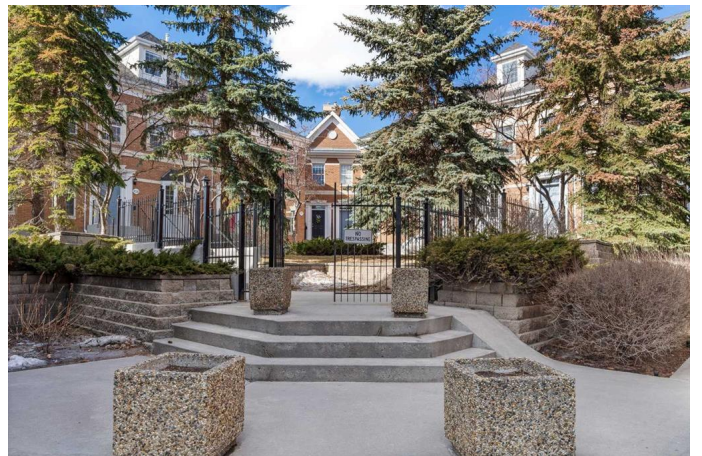
Charming Brownstone Retreat â€” Move-In Ready & Priced to Sell!

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

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.