

\$565,000 - 31 Inverness Grove Se, Calgary

MLS® #A2248593

\$565,000

3 Bedroom, 2.00 Bathroom, 1,220 sqft
Single Family on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 31 Inverness Grove SE in the beautiful community of McKenzie Towne—a meticulously maintained and beautifully upgraded two-story home offering over 1,750 sq. ft. of living space, priced at \$575,000. This 3-bedroom, 1.5-bathroom home blends thoughtful functionality with modern finishes throughout. Step inside to discover porcelain tile flooring on the main level, paired with granite countertops, a spacious kitchen island, and updated stainless steel appliances. Pet lovers will appreciate the built-in kennel in the kitchen. The main living area is warm and inviting, featuring a gas-burning stainless steel fireplace and mantle that adds a sleek, modern look. Upstairs, the primary bedroom includes a walk-in closet complete with built-in organizers while the additional 2 bedrooms provide ample space and sunlight. The home is equipped with five ceiling fans for optimal air circulation and comfort throughout. Step outside into an entertainer's dream: a massive backyard with a \$22,000 stone patio, hot tub, BBQ, fire pit, patio umbrella, and two lounge chairs, all thoughtfully included. The composite wood front porch and dog run add even more functionality to the exterior, while the oversized garage boasts a rare wood-burning fireplace—ideal for year-round use or as a workshop haven. Hobbyists and professionals alike will value the NEMA 14-50R outlet (50 Amp, 125/250 Volt) in the garage—perfect for welding or electric vehicle charging. This is a home designed for comfort,



utility, and entertainment. Don't miss your chance to own this one-of-a-kind property in the desirable community of McKenzie Towne! (id:6289)

Built in 1997

Essential Information

Listing #	A2248593
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,220
Acres	0.11
Year Built	1997
Type	Single Family
Sub-Type	Freehold

Community Information

Address	31 Inverness Grove Se
Subdivision	McKenzie Towne
City	Calgary
Province	Alberta
Postal Code	T2Z3K3

Amenities

Amenities	Park, Playground, Schools, Shopping, Clubhouse
Features	Cul-de-sac, See remarks, Closet Organizers, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Oven, Microwave, Microwave Range Hood Combo, Window Coverings, Washer & Dryer, Water Heater - Gas
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes

of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior Vinyl siding
Exterior Features Landscaped, Lawn
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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