

# \$609,000 - 12 Inverness Boulevard Se, Calgary

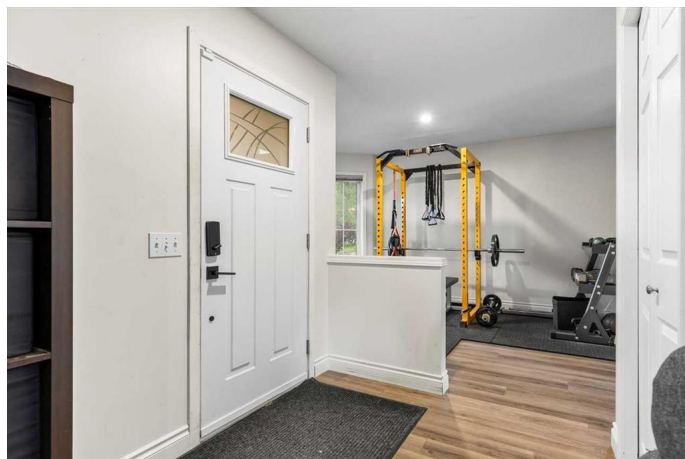
MLS® #A2246813

**\$609,000**

4 Bedroom, 4.00 Bathroom, 1,654 sqft  
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this stunning 4-bedroom, 3.5-bathroom air conditioned home in a highly desirable location. Situated on a 5000 square foot corner lot in one of the most sought-after neighborhoods! Immediately you will notice a brand new siding on this stunning home! This fully finished property offers 2,300 sq. ft. of spacious living space, providing plenty of room for family living. A den on the main level is perfect for a home office or quiet study space. The inviting living room features a cozy fireplace, perfect for relaxing on chilly evenings. The newer roof and underground sprinklers ensure peace of mind with easy maintenance. Upstairs, you'll find 3 generously sized bedrooms, while the professionally finished basement offers an additional bedroom, full bathroom and a large recreation/family room—ideal for entertaining or creating your own private retreat. The basement features an egress window that allows natural light to fill the space, adding to its appeal. This home is also equipped with a newer hot water tank and furnace, ensuring comfort and energy efficiency. The open-concept kitchen is a true highlight, featuring stainless steel appliances, a double sink, a large pantry, and abundant cabinetry for all your storage needs. The kitchen seamlessly flows into the deck, accessible through a large door—perfect for relaxing or entertaining outdoors. The light, airy atmosphere throughout is enhanced by soft pastel-colored walls, creating a warm and



tranquil environment. Conveniently located near McKenzie Lake, this home is just a short walk to a charming gazebo park, high street shops, a gym, and a variety of restaurants. Plus, a local school is just a stone's throw away, making this an ideal location for families. Don't forget about the separate dog run in the back yard! Book your showing today!

Built in 1995

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246813    |
| Price          | \$609,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,654       |
| Acres          | 0.11        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 12 Inverness Boulevard Se |
| Subdivision | McKenzie Towne            |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 2W6                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Park, Playground       |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Lighting  
Lot Description Back Yard, Corner Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed August 8th, 2025  
Days on Market 4  
Zoning R-G  
HOA Fees 227  
HOA Fees Freq. ANN

## Listing Details

Listing Office Comox Realty

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