

\$315,000 - 2234, 48 Inverness Gate Se, Calgary

MLS® #A2259917

\$315,000

1 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the Aviemore, the sought after 55+ community in Inverness in McKenzie Towne. This spacious 1 bedroom suite offers the perfect blend of comfort, convenience, and lifestyle that is perfect for downsizing. This home features an open-concept layout with hardwood flooring, a cozy gas fireplace, and large windows that fill the living area with natural light. The well-appointed kitchen boasts granite countertops, newer stainless steel appliances, ample cabinetry, and a raised breakfast bar, while the generously sized primary suite includes a walk-through closet leading to a private 3 piece ensuite with convenient shower. The unit is complete with a half bath, a private balcony, in-suite laundry, a titled underground parking stall, and storage locker to add ease to everyday living. Residents of this building enjoy an incredible list of amenities, including a party room, theatre, and library on the main level; a fitness room with steam sauna, a games room for pool and shuffle board and a puzzle room on the second floor; guest suites and a workshop as well as a convenient car wash bay on the parkade level. Ideally located close to walking paths, shopping, dining, and community conveniences, this home is the perfect place to enjoy low-maintenance living in a welcoming adult community. Don't miss your chance to see this today.

Built in 2007



Essential Information

MLS® #	A2259917
Price	\$315,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	834
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2234, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N1

Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Party Room, Recreation Room, Secured Parking, Visitor Parking, Car Wash, Guest Suite, Workshop
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	September 25th, 2025
Zoning	M-1 d75
HOA Fees	226
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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