

1215, 48 Inverness Gate SE
Calgary, Alberta

MLS # A2230033

\$439,500

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|-----------|---|--------|-------------------|
| Division: | McKenzie Towne | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,052 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Titled, Underground, Workshop in Garage | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|---------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 676 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Stucco, Wood Siding | Zoning: | M-1 d75 |
| Foundation: | Wood | Utilities: | - |
| Features: | Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows | | |

Inclusions: none

Welcome to The Aviemore in McKenzie Towne – One of Calgary's Most Sought-After 55+ Communities Discover the perfect blend of comfort, convenience, and lifestyle in this beautifully maintained 2-bedroom, 2-bathroom condo in the heart of McKenzie Towne. Located in the prestigious Aviemore complex, this bright and inviting home features an open-concept layout spanning 1052sf square feet, with large windows, a cozy corner gas fireplace, and a covered balcony offering serene south-facing views of mature trees and the picturesque Inverness Pond. The kitchen is both functional and welcoming, complete with classic maple cabinetry, a raised breakfast bar, and a separate pantry for extra storage. The generous primary bedroom includes a walk-through closet leading to a spacious 4-piece ensuite with a large soaker tub, walk-in shower, and ample space to add a second sink if desired. A second bedroom – ideal as a guest room, office, or den – a full 4-piece main bathroom, and in-suite laundry with additional storage and central air round out the unit. The unit includes one titled underground heated parking stall with a storage cage. Living at The Aviemore means access to a full suite of premium amenities designed to enhance your lifestyle, including a Fitness centre, Theatre room, Library, Banquet/party room, Hobby and wood shop, Billiards and card rooms, 2 Guest suites, Car wash bay, Gazebo, patio with BBQs and plenty of visitor parking. Yes – pets are welcome with Board approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than

just a condo – it’s a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!