2234, 48 Inverness Gate SE
Calgary, Alberta

MLS # A2259917

$315,000

Division:	McKenzie Towne
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	834 sq.ft.	**Age:**	2007 (18 yrs old)
Beds:	1	**Baths:**	1 full / 1 half

Garage:	Stall, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Hot Water	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 549
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-1 d75
Foundation:	-	**Utilities:**	-

Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island

Inclusions:	NA

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.