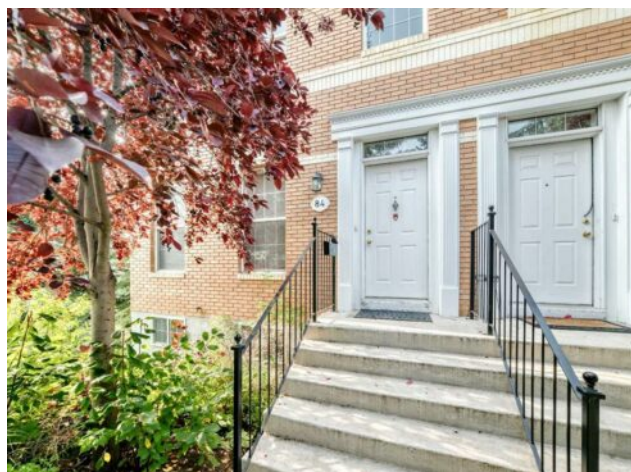


84 Inverness Square SE  
Calgary, Alberta

MLS # A2272103



**\$429,950**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,282 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 377

**LLD:** -

**Zoning:** M-1 d75

**Utilities:** -

**Inclusions:** Water Softener - As Is

Come be enchanted by the small-town English inspired feel of 84 Inverness square built with the true essence of European Architecture this brick exterior corner end unit with all new PEX plumbing (with 25 yr transferable warranty), fresh new paint, an abundance of windows, a full double attached garage & large fully developed lower level sets it apart. Enjoy the convenience of 3 and a half bathrooms, one on every level! Upstairs is 2 spacious primary bedrooms each with its own ensuite making it ideal for shared accommodations, guests or those that appreciate privacy plus bonus of upper-level laundry. The main floor has new luxury vinyl plank flooring, a bright white kitchen open to your dining space and a conversation opening to the living room with sweeping windows, a gas fireplace and access to your huge balcony that is extra deep and runs the full width of the suite. There is a large front entry to welcome you and your guests home and a half bath completing this level. The basement offers a generous family room with full sized windows (a rare treasure & yet another feature setting this property apart from other in the area), a 3 pc bathroom, storage, and interior access to the full sized double garage. Inverness is very walkable in the community of McKenzie Town making dining, shopping, accessing services, schools and more so easy!