

\$599,700 - 1113, 48 Inverness Gate Se, Calgary

MLS® #A2223115

\$599,700

2 Bedroom, 2.00 Bathroom, 1,661 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to the perfect blend of comfort, convenience, and lifestyle. This stunning 55+ condominium offers over 1600 square feet of beautifully designed living space in a prime location. Nestled close to all major amenities—including restaurants, shops, Walmart, Safeway, and public transportation—it also offers quick access to Deerfoot Trail and Stoney Trail for seamless travel around the city. A short walk brings you to nearby shops and Sobeys, adding even more ease to your daily routine. Walking paths along the pond for you and or your pet.

Set in a well-maintained complex, this former show suite features an open-concept layout that connects the living room, dining area, and kitchen. Engineered hardwood flooring flows throughout most of the space, with carpeting in the bedrooms. The unit includes two spacious bedrooms, a den perfect for a home office, and a large laundry room equipped with newer washer and dryer and ample storage.

The kitchen features custom raised panel maple cabinetry, granite countertops, a corner pantry, a unique L-shaped island with eating bar, built-in wine rack, and stainless steel appliances including newer fridge and dishwasher. The convection oven and induction stovetop have been added in the last 2 year . A recently added backsplash complements the contemporary design, while 9-foot ceilings throughout enhance the sense



of space.

Relax by the gas fireplace in the expansive living room or step out onto the oversized south-east facing patio, complete with a gas outlet for a BBQ or fire pit. The patio opens to a green space with pond view, and allows convenient ground-level access, ideal for welcoming guests.

The master bedroom is very spacious and boasts an impressive walk-in closet, and five-piece ensuite featuring a standalone shower and corner soaking tub.

Residents enjoy access to a full suite of premium amenities including a car wash, banquet/party room, fitness center, guest suite, hobby room, card and billiard rooms, library, theatre, wood shop, and a charming gazebo. Two titled underground heated parking stalls, two extra storage cages ,additional visitor parking and air conditioning complete the package.

This home truly offers an exceptional lifestyle in a vibrant and welcoming community. It shows beautifullyâ€”an absolute must-see.

Bonus pets allowed with board approval.

Built in 2007

Essential Information

MLS® #	A2223115
Price	\$599,700
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,661
Acres	0.00
Year Built	2007

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1113, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N1

Amenities

Amenities	Elevator(s), Fitness Center, Picnic Area, Recreation Room, Secured Parking, Storage, Visitor Parking, Workshop, Car Wash, Guest Suite, Party Room
Parking Spaces	2
Parking	Parkade, Titled, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Garburator, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	May 23rd, 2025
Zoning	M-1

HOA Fees 226
HOA Fees Freq. ANN

Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.