

\$625,000 - 7 Inverness Gardens Se, Calgary

MLS® #A2216722

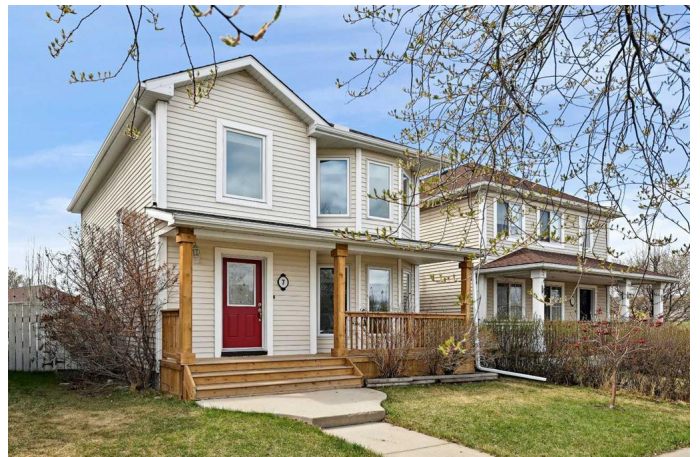
\$625,000

4 Bedroom, 4.00 Bathroom, 1,445 sqft

Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

*** OPEN HOUSES FRI and SAT! *** Hello Sunshine & Summer days - imagine sitting on your front veranda, watching the kids play at the park across the street, doing cartwheels on the grass. Imagine no more - This UPDATED home is ready for the next family. Main floor with ENGINEERED HARDWOOD, all new triple glazed WINDOWS, OPEN living room with BOWED windows, 3-SIDED FIREPLACE and adjacent 2-PC POWDER ROOM. Fabulous kitchen REMODEL with huge ISLAND in soft grey, white cabinetry, QUARTZ counters, newer appliances: Fridge (2021), Microwave w/hood fan (2023), STAINLESS STEEL stove (2025) and dishwasher (2024). LARGE dining room easily fits table for six. FULL GLASS garden door (2023) brings in tons of SW sunlight and leads out to the 20'8x12 DECK w/new PRIVACY panels (2023). Step on the plushy carpet (2023 with upgraded underlay) and find three SPACIOUS bedrooms. PRIMARY with bow windows & VIEW to greenbelt and PARK across the street, updated 4-PC ENSUITE (2012) w/vanity table and built-in linen shelves plus WALK-IN CLOSET. On the south side of the home is the other two bedrooms w/views of the SUNNY backyard, 4-PC family bath. FULLY FINISHED basement includes 4TH BEDroom, 5TH room (window not egress), 3-PCE bath, plus LAUNDRY ROOM and STORAGE. All this with DOUBLE garage (2017), NEW front veranda rebuilt (2023), furnace (2010), HWT (2011), Roof (2013), CENTRAL AIR, in a



community with loads of amenities and programming for all ages, schools and shopping.

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2216722 |
| Price | \$625,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,445 |
| Acres | 0.08 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 7 Inverness Gardens Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2W9 |

Amenities

| | |
|----------------|--|
| Amenities | Clubhouse, Park, Playground, Recreation Facilities |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Rear Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, |

| | |
|-----------------|--|
| | Stove(s), Washer/Dryer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Three-Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Private Yard |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Rectangular Lot, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |
| HOA Fees | 227 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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