$329,900 - 2226, 48 Inverness Gate Se, Calgary

MLS® #A2211229

$329,900

1 Bedroom, 2.00 Bathroom, 840 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore, an exclusive 55+ community in the heart of charming McKenzie Towne. This beautifully updated and air-conditioned one-bedroom condo offers the perfect blend of elegance, comfort, and convenience. Freshly painted in 2023, the bright and inviting interior features soaring 9-foot ceilings, rich hardwood floors, and a cozy corner fireplaceâ€"ideal for unwinding in style. The well-appointed kitchen boasts nutmeg-stained maple cabinetry, gleaming granite countertops, a good size pantry and a convenient breakfast bar, making it as stylish as it is functional. The spacious primary bedroom features a walk-through closet leading to a four-piece ensuite, while a separate den provides the perfect space for a home office or reading nook. Step out onto your private balcony, complete with a gas BBQ hookup, and enjoy the community views. Living here means access to a wealth of on-site amenities, including a fitness center with a steam room, a games room, a library, a theater, a workshop, a banquet room, and even two guest suites for visiting family and friends. The Aviemore also boasts an active social calendar, offering residents the opportunity to connect through organized events, gatherings, and activities that bring the community to life. With underground titled parking c/w adjacent storage locker, a carwash, and a prime location just steps from High Streetâ€™s shops, restaurants, and cafes, youâ€™ll have everything you need

right at your fingertips. Move-in ready and freshly updated, this stunning unit offers the best of maintenance-free living in a vibrant and welcoming community. - Discover the Lifestyle you deserve!

Built in 2007

Essential Information

MLS® #	A2211229
Price	$329,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	840
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2226, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N1

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Car Wash, Guest Suite, Workshop
Parking Spaces	1
Parking	Titled, Underground, Secured

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	3

Exterior

Exterior Features	Balcony, Barbecue, Courtyard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	12
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark