

# \$459,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

## \$459,500

2 Bedroom, 2.00 Bathroom, 1,052 sqft

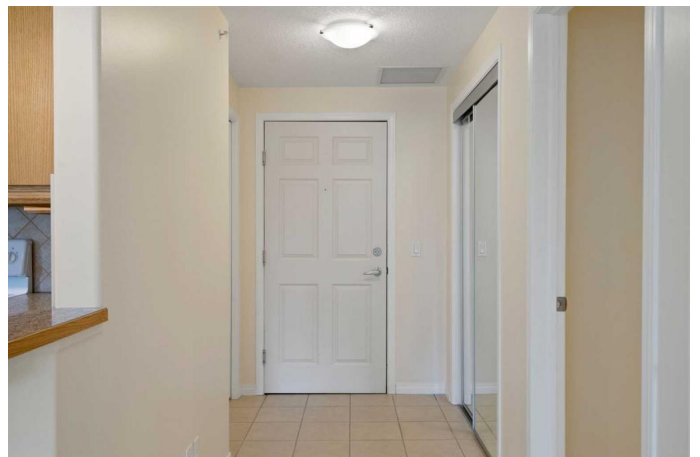
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne â€” One of Calgaryâ€™s Most Sought-After 55+ Communities Discover the perfect blend of comfort, convenience, and lifestyle in this beautifully maintained 2-bedroom, 2-bathroom condo in the heart of McKenzie Towne.

Located in the prestigious Aviemore complex, this bright and inviting home features an open-concept layout spanning 1052sf square feet, with large windows, a cozy corner gas fireplace, and a covered balcony offering serene south-facing views of mature trees and the picturesque Inverness Pond. The kitchen is both functional and welcoming, complete with classic maple cabinetry, a raised breakfast bar, and a separate pantry for extra storage. The generous primary bedroom includes a walk-through closet leading to a spacious 4-piece ensuite with a large soaker tub, walk-in shower, and ample space to add a second sink if desired. A second bedroom â€” ideal as a guest room, office, or den â€” a full 4-piece main bathroom, and in-suite laundry with additional storage and central air round out the unit. The unit includes one titled underground heated parking stall with a storage cage.

Living at The Aviemore means access to a full suite of premium amenities designed to enhance your lifestyle, including a Fitness centre, Theatre room, Library, Banquet/party room, Hobby and wood shop, Billiards and card rooms, 2 Guest suites, Car wash bay, Gazebo, patio with BBQs and plenty of visitor parking. Yes â€” pets are welcome with Board



approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than just a condo – it's a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2230033          |
| Price          | \$459,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,052             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 1215, 48 Inverness Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 2K1                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking, |
|-----------|---|

|                |   |
|----------------|---|
|                | Visitor Parking, Gazebo, Guest Suite, Recreation Room, Workshop |
| Parking Spaces | 1   |
| Parking        | Parkade, Stall, Titled, Underground, Workshop in Garage         |
| # of Garages   | 1   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Blower Fan, Glass Doors, Heatilator  |
| # of Stories      | 3  |
| Basement          | None   |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, BBQ gas line      |
| Roof              | Asphalt Shingle            |
| Construction      | Brick, Stucco, Wood Siding |
| Foundation        | Wood                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 33              |
| Zoning         | M-1 d75         |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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