

**101, 38 Inverness Square SE  
Calgary, Alberta**

**MLS # A2210859**



**\$449,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,184 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Hardwood, Tile		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame		
<b>Foundation:</b>	-		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 550		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-1		
<b>Utilities:</b>	-		

**Features:** Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

**Inclusions:** NONE

Presenting a rare opportunity in the heart of McKenzie Towne. Unit 101, 38 Inverness Square SE is a 2-bedroom, 2-bathroom main floor condo with a sunny back deck in one of the most exclusive buildings in the neighbourhood. Only 6 units in this brownstone building, which faces the stunning Inverness Gazebo Park. Upon entering the unit, you'll notice the large living room area with built-in features, which flows directly into the sunny kitchen featuring hardwood floors, granite countertops, and a nice sized pantry. The kitchen walks out directly onto the sunny southeast facing spacious back deck which has a gas BBQ hookup. The primary bedroom comes with a large walk-in closet and convenient 3-piece ensuite. The 2nd bedroom, along with a 4-piece bathroom and in-suite laundry complete this nearly 1200 sq ft condo. This unit feels more like a townhome as it features a back door as well that takes you out the back of the building towards your single detached garage with added storage backing onto a paved laneway. Head downstairs and you'll find one of the largest storage units for an apartment style condo in the basement of the building. Close to the gorgeous parks and pathways that McKenzie Towne have to offer and only a short 10 minute walk to the Towne itself where numerous restaurants, grocery stores and shops await. This is a once in a lifetime opportunity to live in this exclusive building. Call your favourite Realtor today and book your showing!