

**1120, 48 Inverness Gate SE**  
**Calgary, Alberta**

**MLS # A2310293**



**\$550,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,650 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 1,048
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Some furniture is optional

Welcome to a spacious retreat at over 1,600 sq. ft.! Even if you are downsizing from a large home, this condo offers ample room for all your belongings, ensuring you won't feel cramped in your new space. With its thoughtful layout and generous square footage, this exceptional 55+ condominium provides a perfect blend of comfort, convenience, and an enhanced lifestyle. It's situated close to all essential amenities, including restaurants, shops, Walmart, Safeway, and public transportation, providing easy access to both Deerfoot Trail and Stoney Trail for seamless travel throughout the city. A short walk takes you to local shops and Sobeys, making your daily errands even more convenient. Enjoy scenic walking paths along the pond, perfect for leisurely strolls with your pet. Located in a meticulously maintained complex, this former show suite features an open-concept layout that effortlessly connects the living room, dining area, and kitchen. The living space boasts elegant engineered hardwood flooring, with cozy carpeting in the bedrooms. The unit includes two spacious bedrooms, a den perfect for a home office, and a large laundry room with a newer washer and dryer, plus ample storage space. The kitchen is a chef's delight, featuring custom raised-panel maple cabinetry, granite countertops, a corner pantry, and a unique L-shaped island with an eating bar and a built-in wine rack. Stainless steel appliances, including a newer fridge and dishwasher, complement the kitchen, while a convection oven and induction stovetop have been added within the last two years. A stylish backsplash enhances the contemporary design, and the 9-foot ceilings throughout create a welcoming sense of space. Unwind by the gas fireplace in the spacious living room or step out onto the oversized south-west facing patio, which includes a gas outlet for your BBQ or fire pit. The

large patio offers convenient ground-level access, making it ideal for entertaining guests. The master bedroom is particularly spacious, featuring a large walk-in closet and a five-piece ensuite that includes a standalone shower and a corner soaking tub. Residents enjoy a comprehensive suite of premium amenities, including an underground car wash bay, a banquet/party room, a fitness centre, a guest suites for \$60 a night, a hobby room, card and billiards rooms, a library, a theatre, a wood shop, and a lovely gazebo. Additionally, there are two large walk-in storage rooms at the end of each parking stall. Additional features include two titled underground heated parking stalls, additional visitor parking, and air conditioning. This home truly provides an exceptional lifestyle in a vibrant and welcoming community. It shows beautifully and is definitely a must-see! Plus, pets are allowed with board approval