

2144, 48 Inverness Gate SE
Calgary, Alberta

MLS # A2339950



\$365,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	940 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Open Floorplan		
Inclusions:	None		

Luxury, comfort, and convenience come together in this BEAUTIFULLY REFRESHED GROUND-FLOOR RESIDENCE at The Aviemore, one of Calgary's most sought-after 55+ ADULT LIVING COMMUNITIES. Offering an impressive 940 SQ. FT., this spacious 1-BEDROOM PLUS DEN home has been thoughtfully updated and professionally prepared for its next owner, delivering a truly MOVE-IN-READY opportunity in the heart of prestigious Inverness, McKenzie Towne. Luxury, comfort, and convenience come together in this BEAUTIFULLY REFRESHED GROUND-FLOOR RESIDENCE at The Aviemore, one of Calgary's most sought-after 55+ adult living communities. Offering 940 SQ. FT., this spacious 1-BEDROOM PLUS DEN home is move-in ready and ideally located in Inverness, McKenzie Towne. The home has undergone an EXTENSIVE PROFESSIONAL REFRESH, including FRESH INTERIOR PAINT THROUGHOUT, a NEW DISHWASHER, NEW ENSUITE FLOORING, PROFESSIONALLY POLISHED HARDWOOD FLOORS, PROFESSIONALLY CLEANED CARPETS and a COMPLETE DEEP CLEAN. All interior windows, doors and glass have also been professionally cleaned, creating a fresh and welcoming feel from the moment you arrive. The BRIGHT OPEN-CONCEPT FLOOR PLAN features a spacious living and dining area flowing into the well-appointed kitchen with abundant cabinetry, generous counter space and a functional eating bar, perfect for everyday living or entertaining. The VERSATILE DEN is ideal for a home office, reading room or hobby space. The generously sized PRIMARY BEDROOM offers ample closet space and convenient access to the ensuite. IN-SUITE LAUNDRY and additional storage complete the thoughtful layout. Step outside to your PRIVATE COVERED GROUND-LEVEL PATIO

OVERLOOKING THE BEAUTIFULLY LANDSCAPED COURTYARD, a peaceful setting for morning coffee, an evening glass of wine or simply enjoying the surroundings. The Aviemore is known for its EXCEPTIONAL AMENITIES and vibrant community atmosphere. Residents enjoy a FITNESS CENTRE, THEATRE ROOM, LIBRARY, BILLIARDS AND CARD ROOMS, WOODWORKING AND HOBBY SPACES, BANQUET AND SOCIAL ROOM, GAZEBO, GUEST SUITES, HEATED UNDERGROUND PARKING, CAR WASH BAY and ample visitor parking. Just steps from INVERNESS POND, scenic walking pathways and parks, this fantastic location provides convenient access to caf  s, restaurants, shopping, Sobeys, Safeway, Walmart and public transit. Quick access to DEERFOOT TRAIL AND STONEY TRAIL makes getting around Calgary easy. Whether you are downsizing without wanting to compromise on space or are ready to embrace the lifestyle The Aviemore is known for, this home offers an outstanding combination of COMFORT, COMMUNITY, AMENITIES AND LOCATION. Residents are permitted ONE SMALL DOG OR CAT WEIGHING 20 LBS OR LESS, subject to board approval. FRESHLY UPDATED, PROFESSIONALLY PREPARED AND MOVE-IN READY, this is an exceptional opportunity to own in one of southeast Calgary's premier adult living communities.