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2134, 48 Inverness Gate SE Calgary, Alberta

MLS # A2343148



$365,000

Division:	McKenzie Towne		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	1	**Baths:**	1 full / 1 half
Garage:	Garage Door Opener, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped, Lawn, Many Trees, Street Lighting, Underground Sprin		

Heating:	Ceiling, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 549
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting		
Inclusions:	Desk & Shelf above the desk.		

Welcome to the Aviemore, a premiere 55+ luxury complex in popular McKenzie Towne. This elegant & spacious one bedroom apartment has a fantastic layout with 1.5 bathrooms, 9' ceilings, central air conditioning, a titled underground parking stall & a good-size storage locker. The entire condo has been beautifully updated and professionally painted throughout, including the kitchen & bathroom cabinets, baseboards, trim and interior doors. The kitchen cabinets are a warm shade of light cream and look lovely with an elegant Corian countertop, stone tile backsplash, undermount sink, newer stainless steel appliances and a delightful breakfast bar. The large dining area is perfect for hosting dinners with family & friends. The living room will be your favourite spot for cozy evenings at home with its lovely gas fireplace featuring a new mantle & stylish tiled surround. The spacious bedroom is connected to a beautifully updated 4-pc ensuite. The lovely ensuite has a new sink, custom Corian counter & a new toilet. The half bath has a new pedestal sink & a new toilet. The laundry room includes a newer washer and dryer & in-suite storage. The kitchen, foyer & bathrooms feature unique porcelain tile that resembles luxury vinyl plank flooring. The bedroom, living & dining rooms have newer carpet. New fans have been installed in the living room and bedroom. Pantry/linen closet is located beside the 1/2 bath. The patio has a gas line for BBQ. Just move in and enjoy! The Aviemore amenities are outstanding. They include a community room with a kitchen, two guest suites, fitness & steam room, theatre, library, billiards and puzzle room, car wash & a workshop. One cat or one dog allowed, no larger than 20 lbs with board approval. Close to the South Hospital, shopping, services, restaurants, transit & the walking paths of Inverness Pond. An ideal home! Please check out the

photos & i-Guide video and then come to see it for yourself.

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