

2134, 48 Inverness Gate SE
Calgary, Alberta

MLS # A2343148



\$385,000

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 Sprinkler		

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 unit has a fantastic layout with one bedroom, 1.5 bathrooms, 9' ceilings, central A/C, a titled underground parking stall & a good-size storage locker. The entire apartment has been beautifully updated. It has been professionally painted throughout, including the kitchen & bathroom cabinets, baseboards, trim and interior doors. The kitchen cabinets are a lovely warm shade of cream and look lovely with an elegant Corian countertop, stone tile backsplash, undermount sink, stainless steel appliances and 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 through a walkthrough with a mirrored double closet on each side. 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 installed in the living room and bedroom. Pantry/linen closet is located beside the 1/2 bath. Patio has a gas line for BBQ. Just move in and enjoy! The Aviemore amenities are outstanding. They include a community room & 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 shopping, services, restaurants, transit, walking paths of Inverness Pond & South Hospital. An

ideal home! Please check out the photos & i-Guide video.