



**94 Inverness Park SE  
Calgary, Alberta**

**MLS # A2292121**



**\$565,000**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**PRISTINE FAMILY HOME | FULLY FINISHED BI-LEVEL | OVER 2,090 SQ.FT. DEVELOPED | PARK-FRONT LOCATION** Welcome to this beautifully maintained bi-level home located on a quiet tree-lined street directly across from a park in the highly sought-after community of McKenzie Towne. Offering over 2,090 sq.ft. of developed living space, this property is perfect for families, first-time buyers, or savvy investors looking for strong rental demand. Step inside to discover soaring vaulted ceilings and large windows that flood the home with natural light. The open-concept main floor seamlessly connects the living room, dining area, and peninsula-style kitchen with ample cabinetry, making it ideal for entertaining. The bright living room also features sliding doors leading to a private patio, perfect for summer BBQs. The spacious primary bedroom comfortably fits a king-sized bed and includes a 3-piece ensuite and generous closet, while a second bedroom and full bathroom complete the upper level. The fully finished lower level offers excellent flexibility with an extra-large family/recreation room, two additional bedrooms, another full bathroom, and laundry/storage. With large windows and a functional layout, the lower level adds great potential for multi-generational living or strong rental appeal. Enjoy an unbeatable location steps from parks, schools, walking paths, and McKenzie Towne’s vibrant High Street with shops, restaurants, and cafes. Quick access to Deerfoot Trail, Stoney Trail, South Health Campus, and the shopping district at 130th Avenue makes commuting and daily errands effortless. A fantastic opportunity in one of Calgary’s most desirable communities – ideal for living or investing. Book your showing today!