



GRASSROOTS
REALTY GROUP

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2144, 48 Inverness Gate SE
Calgary, Alberta

MLS # A2331816



\$350,000

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 appointed ground-floor residence in The Aviemore, one of Calgary's most sought-after 55+ adult living communities. Offering an impressive 940 sq. ft., this 1-bedroom plus den home combines elegant design with a low-maintenance lifestyle in the heart of prestigious Inverness, McKenzie Towne. Designed for effortless everyday living, the bright open-concept floor plan features a spacious living and dining area that flows seamlessly into the well-appointed kitchen, complete with abundant cabinetry, generous counter space, and a functional eating bar—perfect for casual dining or entertaining family and friends. A versatile den provides the ideal space for a home office, reading lounge, or hobby room, while the generously sized primary bedroom offers a peaceful retreat with ample closet space and convenient access to the full bathroom. In-suite laundry and additional storage further enhance the home's thoughtful design. Step outside to your private covered ground-level patio overlooking the beautifully landscaped courtyard, creating a peaceful outdoor sanctuary for your morning coffee, evening glass of wine, or simply enjoying the tranquil surroundings. The Aviemore is renowned for its exceptional amenities and vibrant community atmosphere. Residents enjoy a fully equipped fitness centre, theatre room, library, billiards and card rooms, woodworking and hobby rooms, banquet and social room, beautifully landscaped gazebo, guest suites, heated underground parking, underground car wash bay, and ample visitor parking—everything you need to enjoy an active, maintenance-free lifestyle. Perfectly positioned just steps from Inverness Pond, picturesque walking pathways, parks, cafés, restaurants, shopping, Sobeys, Safeway, Walmart, and public transit, this

outstanding location also offers quick access to both Deerfoot Trail and Stoney Trail, making travel throughout Calgary effortless. Whether you're looking to downsize without compromise or embrace the lifestyle you've been waiting for, this exceptional home offers the perfect blend of comfort, community, and convenience. Residents are permitted to have 1 small pet, dog or cat that weighs 20 pounds or less (with board approval). Impeccably maintained, and ideally located, this is a rare opportunity to own in one of southeast Calgary's premier adult living communities.