

# \$439,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

## \$439,500

2 Bedroom, 2.00 Bathroom, 1,052 sqft

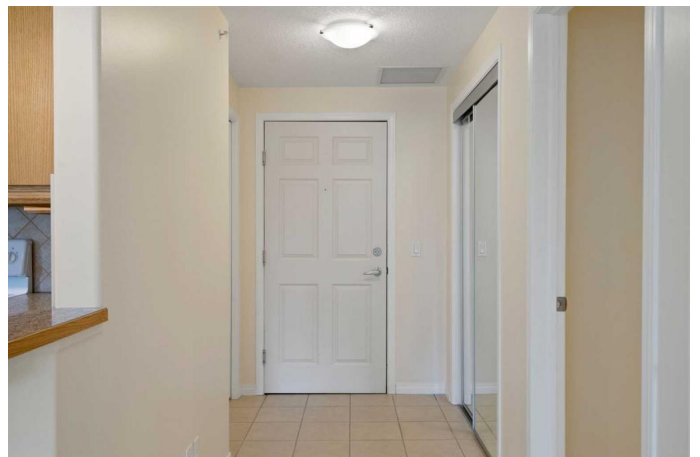
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne  
â€“ One of Calgaryâ€™s Most Sought-After  
55+ Communities Discover the perfect blend  
of comfort, convenience, and lifestyle in this  
beautifully maintained 2-bedroom, 2-bathroom  
condo in the heart of McKenzie Towne.

Located in the prestigious Aviemore complex,  
this bright and inviting home features an  
open-concept layout spanning 1052sf square  
feet, with large windows, a cozy corner gas  
fireplace, and a covered balcony offering  
serene south-facing views of mature trees and  
the picturesque Inverness Pond. The kitchen is  
both functional and welcoming, complete with  
classic maple cabinetry, a raised breakfast  
bar, and a separate pantry for extra storage.  
The generous primary bedroom includes a  
walk-through closet leading to a spacious  
4-piece ensuite with a large soaker tub, walk-in  
shower, and ample space to add a second  
sink if desired. A second bedroom â€“ ideal as  
a guest room, office, or den â€“ a full 4-piece  
main bathroom, and in-suite laundry with  
additional storage and central air round out the  
unit. The unit includes one titled underground  
heated parking stall with a storage cage.

Living at The Aviemore means access to a full  
suite of premium amenities designed to  
enhance your lifestyle, including a Fitness  
centre, Theatre room, Library, Banquet/party  
room, Hobby and wood shop, Billiards and  
card rooms, 2 Guest suites, Car wash bay,  
Gazebo, patio with BBQs and plenty of visitor  
parking. Yes â€“ pets are welcome with Board



approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than just a condo – it's a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!

Built in 2005

### Essential Information

MLS® #	A2230033
Price	\$439,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1215, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K1

### Amenities

Amenities	Elevator(s), Gazebo, Secured Parking, Car Wash, Fitness Center, Guest
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	Suite, Party Room, Recreation Room, Visitor Parking, Workshop
Parking Spaces	1
Parking	Stall, Underground, Parkade, Titled, Workshop in Garage
# of Garages	1

## Interior

Interior Features	Laminate Counters, Vinyl Windows, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Central Air Conditioner, Garage Control(s), Washer/Dryer
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Blower Fan, Glass Doors, Heatilator, Living Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	June 28th, 2025
Days on Market	69
Zoning	M-1 d75
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
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