

# \$625,000 - 7 Inverness Gardens Se, Calgary

MLS® #A2216722

**\$625,000**

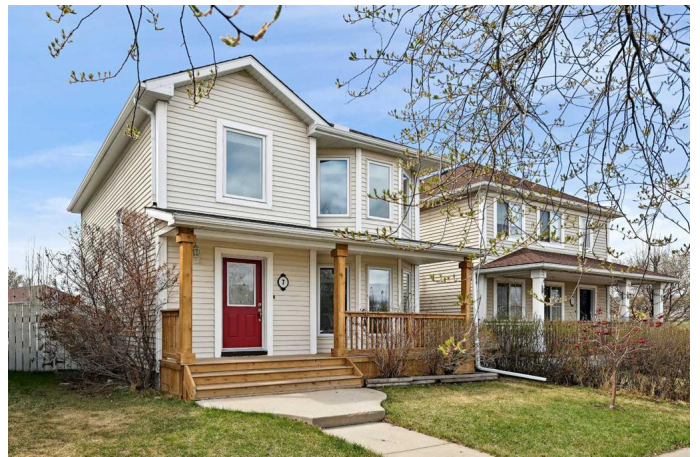
4 Bedroom, 4.00 Bathroom, 1,445 sqft

Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

Hello Sunshine & Summer days - imagine sitting on your front veranda, watching the kids play at the park across the street, doing cartwheels on the grass. Imagine no more -

This UPDATED home is ready for the next family. Main floor with ENGINEERED HARDWOOD, all new triple glazed WINDOWS, OPEN living room with BOWED windows, 3-SIDED FIREPLACE and adjacent 2-PC PWDER ROOM. Fabulous kitchen REMODEL with huge ISLAND in soft grey, white cabinetry, QUARTZ counters, newer appliances: Fridge (2021), Microwave w/hood fan (2023), STAINLESS STEEL stove (2025) and dishwasher (2024). LARGE dining room easily fits table for six. FULL GLASS garden door (2023) brings in tons of SW sunlight and leads out to the 20'8x12 DECK w/new PRIVACY panels (2023). Step on the plushy carpet (2023 with upgraded underlay) and find three SPACIOUS bedrooms. PRIMARY with bow windows &VIEW to greenbelt and PARK across the street, updated 4-PC ENSUITE (2012) w/vanity table and built-in linen shelves plus WALK-IN CLOSET. On the south side of the home is the other two bedrooms w/views of the SUNNY backyard, 4-PC family bath. FULLY FINISHED basement includes 4TH BEDroom, 5TH room (window not egress), 3-PCE bath, plus LAUNDRY ROOM and STORAGE. All this with DOUBLE garage (2017), NEW front veranda rebuilt (2023), furnace (2010), HWT (2011), Roof (2013), CENTRAL AIR, in a community with loads of



amenities and programming for all ages,  
schools and shopping.

Built in 1996

### **Essential Information**

MLS® #	A2216722
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	7 Inverness Gardens Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2W9

### **Amenities**

Amenities	Clubhouse, Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Detached, Rear Drive
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Views, Greenbelt, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	R-CG
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
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