

# \$550,000 - 31 Inverness Grove Se, Calgary

MLS® #A2248593

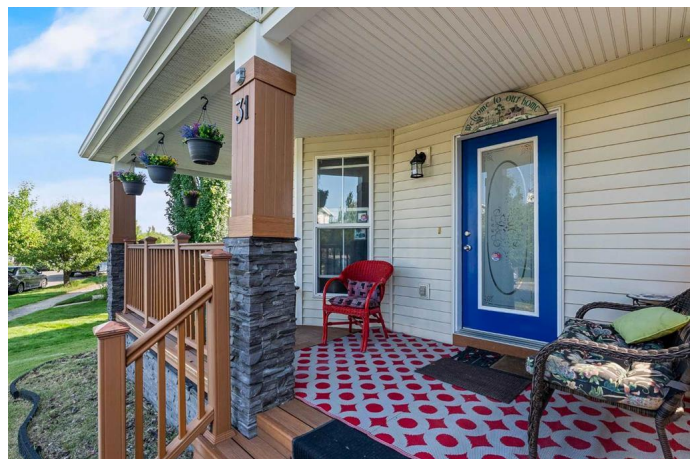
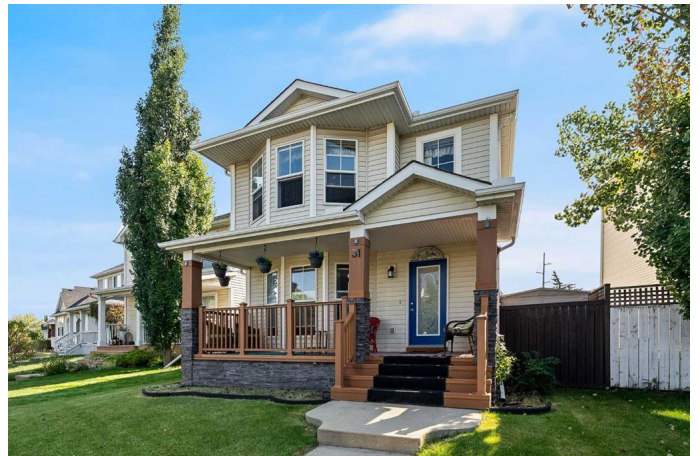
**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 31 Inverness Grove SE in the beautiful community of McKenzie Towne—a meticulously maintained and beautifully upgraded two-story home offering over 1,750 sq. ft. of living space, priced at \$575,000. This 3-bedroom, 1.5-bathroom home blends thoughtful functionality with modern finishes throughout. Step inside to discover porcelain tile flooring on the main level, paired with granite countertops, a spacious kitchen island, and updated stainless steel appliances. Pet lovers will appreciate the built-in kennel in the kitchen. The main living area is warm and inviting, featuring a gas-burning stainless steel fireplace and mantle that adds a sleek, modern look. Upstairs, the primary bedroom includes a walk-in closet complete with built-in organizers while the additional 2 bedrooms provide ample space and sunlight. The home is equipped with five ceiling fans for optimal air circulation and comfort throughout.

Step outside into an entertainer's dream: a massive backyard with a \$22,000 stone patio, hot tub, BBQ, fire pit, patio umbrella, and two lounge chairs, all thoughtfully included. The composite wood front porch and dog run add even more functionality to the exterior, while the oversized garage boasts a rare wood-burning fireplace—ideal for year-round use or as a workshop haven. Hobbyists and professionals alike will value the NEMA 14-50R outlet (50 Amp, 125/250 Volt) in the garage—perfect for welding or electric vehicle



charging.

This is a home designed for comfort, utility, and entertainment. Don't miss your chance to own this one-of-a-kind property in the desirable community of McKenzie Towne!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248593    |
| Price          | \$550,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,220       |
| Acres          | 0.11        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 31 Inverness Grove Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z3K3                |

**Amenities**

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Clubhouse                                                |
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                        |

**Interior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater                       |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                                                                 |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                     |
| Fireplaces        | Family Room, Gas, Wood Burning, Other                                                                                                 |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full                                                                                                                                  |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard, Barbecue, Rain Gutters                                      |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Private, Dog Run Fenced In, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 66                  |
| Zoning         | R-G                 |
| HOA Fees       | 227                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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