$724,900 - 2331, 48 Inverness Gate Se, Calgary

MLS® #A2221575

$724,900

1 Bedroom, 2.00 Bathroom, 1,857 sqft
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

The Aviemore: Outstanding 1857 sq. ft. executive apartment in luxury 55+ complex. Penthouse corner unit shows exceptionally well and has a spacious layout with large principal room, lots of natural light, 2 titled parking spots with storage and central air conditioning. The wide-open floor plan features vaulted ceilings, great room with fireplace and balcony access, large dining room and upgraded kitchen with abundance of cabinet space, granite counters, island with seating, corner pantry and stainless-steel appliances. The spacious primary suite has dual closets and a spa like 5-piece ensuite with walk in shower. Completing the main floor is a second full bathroom, convenient laundry room, and closet with extra storage under the stairs. The upper loft is 510 sq. ft. and offers multiple options for additional living space, featuring a convenient computer station plus second balcony with mountain views. Beautifully finished with walnut hardwood floors, wrought iron railings, soaring ceilings and plush carpet. While this is a one-bedroom layout, the floorplan allows for an optional conversion to a 2 bedroom by enclosing the dining room area. The Aviemore is a luxurious 55+ condo complex in Calgary's McKenzie Towne, offering spacious suites and resort-style amenities including a fitness center with sauna, woodworking shop, billiards and games rooms, theatre, library, party and craft rooms, guest suites, car wash bay, underground heated parking, and more … all
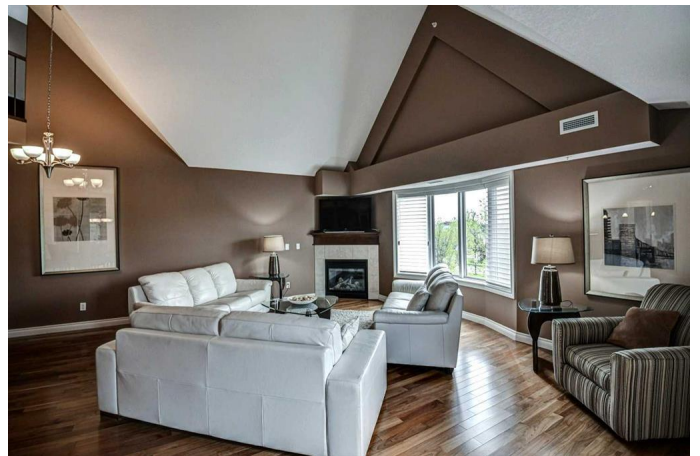
withing walking distance to shops, transit, and
Inverness Pond. Located in southeast Calgary,
McKenzie Towne is a charming
master-planned community known for its
small-town feel, walkability, and vibrant High
Street which features a mix of shops,
restaurants and services in a classic Main
Street setting.

Built in 2007

Essential Information

MLS® #	A2221575
Price	$724,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,857
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	2331, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 4N1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Recreation Room, Visitor Parking, Guest Suite, Sauna, Workshop
Parking Spaces	2
Parking	Parkade, Titled, Underground
# of Garages	2

Interior

Interior Features	Bidet, Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Warming Drawer
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	M-1
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate