

# \$329,900 - 2226, 48 Inverness Gate Se, Calgary

MLS® #A2211229

**\$329,900**

1 Bedroom, 2.00 Bathroom, 840 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore, an exclusive 55+ community in the heart of charming McKenzie Towne. This beautifully updated and air-conditioned one-bedroom condo offers the perfect blend of elegance, comfort, and convenience. Freshly painted in 2023, the bright and inviting interior features soaring 9-foot ceilings, rich hardwood floors, and a cozy corner fireplace—ideal for unwinding in style. The well-appointed kitchen boasts nutmeg-stained maple cabinetry, gleaming granite countertops, a good size pantry and a convenient breakfast bar, making it as stylish as it is functional. The spacious primary bedroom features a walk-through closet leading to a four-piece ensuite, while a separate den provides the perfect space for a home office or reading nook. Step out onto your private balcony, complete with a gas BBQ hookup, and enjoy the community views. Living here means access to a wealth of on-site amenities, including a fitness center with a steam room, a games room, a library, a theater, a workshop, a banquet room, and even two guest suites for visiting family and friends. The Aviemore also boasts an active social calendar, offering residents the opportunity to connect through organized events, gatherings, and activities that bring the community to life. With underground titled parking c/w adjacent storage locker, a carwash, and a prime location just steps from High Street's™ shops, restaurants, and cafes, you'll have everything you need



right at your fingertips. Move-in ready and freshly updated, this stunning unit offers the best of maintenance-free living in a vibrant and welcoming community. - Discover the Lifestyle you deserve!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2211229          |
| Price          | \$329,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 840               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2226, 48 Inverness Gate Se |
| Subdivision | McKenzie Towne             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Z 4N1                    |

### Amenities

|                |                                                                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Picnic Area, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking, Car Wash, Guest Suite, Workshop |
| Parking Spaces | 1                                                                                                                                                                 |
| Parking        | Titled, Underground, Secured                                                                                                                                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings           |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                  |
| Cooling           | Central Air                                                                                            |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                         |
| # of Stories      | 3                                                                                                      |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Barbecue, Courtyard |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 8                |
| Zoning         | M-1              |
| HOA Fees       | 227              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.