

# \$894,900 - 42 Inverness Close Se, Calgary

MLS® #A2234527

**\$894,900**

6 Bedroom, 4.00 Bathroom, 1,944 sqft  
Residential on 0.16 Acres

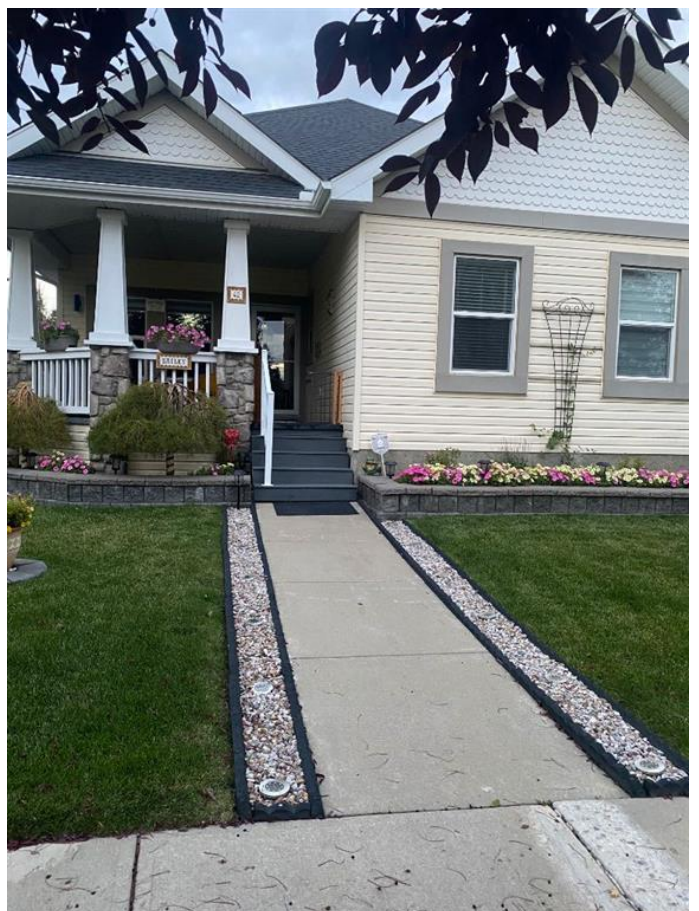
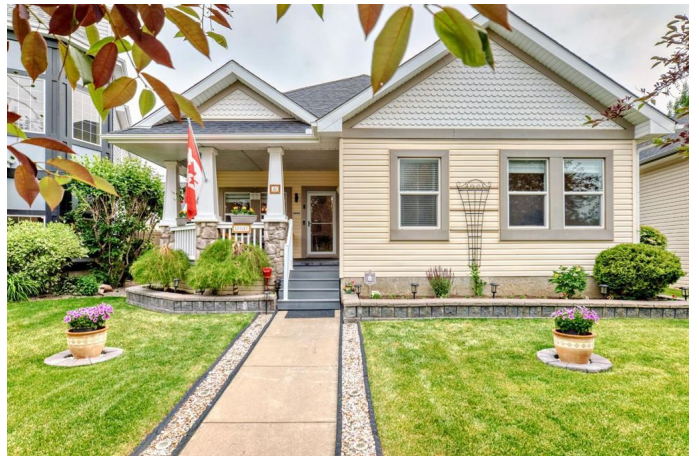
McKenzie Towne, Calgary, Alberta

THIS PRISTINE HOME HAS IT ALL: friendly, quiet, mature, stunning Neighborhood of Inverness, quiet cul de sac location in McKenzie Towne. 1947 sq ft bungalow with another 1600 sq ft in the lower level, updated kitchen overlooking a large spacious great room, gas fireplace, main floor flex room, large dining area, total of 6 bedrooms, 4 bathrooms, family room (second gas fireplace) and games area in the lower area. Pie shaped lot with beautifully landscaped backyard (with garden, flower beds, gazebo). A true large family home with substantial upgrading over the last 10-12 years including: central air conditioning, complete kitchen incl granite countertops, stainless steel appliances, hi efficiency furnace, 2 hot water tanks (2024), roof, zebra blinds, solid main floor oak hardwood and porcelain tile flooring, bathrooms incl jetted ensuite tub and separate shower, 36 inch wide doors (wheelchair accessible), all main floor windows, vinyl exterior fence, water softener, central vac, insulated attached 21 foot wide garage plus 4 vehicle and rv parking , basement heat ducts and floor level, beautiful landscaped and spacious backyard with large deck

Built in 1996

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2234527  |
| Price  | \$894,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,944       |
| Acres          | 0.16        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 Inverness Close Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 2X7               |

### Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Amenities      | Gazebo                                                                                                          |
| Parking Spaces | 6                                                                                                               |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, Additional Parking, Concrete Driveway, Garage Faces Rear |
| # of Garages   | 2                                                                                                               |

### Interior

|                   |                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s), Crown Molding, Skylight(s)                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Built-In Oven, Water Conditioner |
| Heating           | High Efficiency, Natural Gas                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                          |
| Fireplaces        | Gas, Family Room, Great Room, Mantle                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                        |

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Basement          | Finished, Full                                              |
| <b>Exterior</b>   |                                                             |
| Exterior Features | Garden                                                      |
| Lot Description   | Back Lane, Cul-De-Sac, Landscape, Pie Shaped Lot, Greenbelt |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stone, Vinyl Siding, Wood Fr                                |
| Foundation        | Poured Concrete                                             |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 104             |
| Zoning         | R-G             |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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