



\$ 399,000.00

## 51 INVERNESS GARDENS SE CALGARY

<https://paulbrinton.com>

FACING A PARK & PLAYGROUND | VAULTED  
CEILINGS | 9 FOOT CEILINGS IN THE BASEMENT |  
DOUBLE DETACHED GARAGE | PARKING PAD |  
Welcome to this quiet street in the family friendly  
neighbourhood of McKenzie Towne where this  
sought-after cul-de-sac location facing green space  
sets an impressive tone from the...

- 2 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1159518

**Type:** Detached

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 18:28:17

**Bathrooms:** 3

**Bedrooms Above Grade:** 1

**Date added:** 11/05/21

**Two Piece Bath:** 1

**Lot size:** 4725 sq ft

**Year built:** 1997

**Parking:** Double Garage Detached, Insulated , Oversized, Parking Pad

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Lighting

**District:** CAL Zone SE

**Inclusions:** Basement fridge

**Lot Features:** Back Lane, Landscaped, Level, Pie Shaped Lot

**Heating Type:** Forced Air

**Total Parking:** 3

**Flooring:** Carpet, Hardwood, Laminate, Tile

**Community Features:** Golf, Park, Schools Nearby, Playground, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

**Roof Type:** Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Bi-Level

**Laundry features:** In Unit, Laundry Room,  
Main Level

**Zoning:** R-1N

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 391.15

**Photo Count:** 27

**Rooms Above Grade:** 5

**Construction Materials:** Vinyl Siding, Wood  
Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.58M 24`10"

**Appliances:** Dishwasher, Electric  
Stove, Garage Control(s), Microwave, Range  
Hood, Refrigerator, Washer/Dryer, Window  
Coverings

**Living Area SF:** 1020.08

**Subdivision Name:** McKenzie Towne

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** None Known, Restrictive  
Covenant-Building Design/Size, Underground  
Utility Right of Way

