



# 134 Inverness Square Calgary Alberta

\$529,900

**\*\*Open House Saturday, July 5th 1:00-3:00pm\*\*** BROWNSTONE | INVERNESS SQUARE GAZEBO | FENCED BACKYARD | CENTRAL A/C | DUAL PRIMARY SUITES Welcome to 134 Inverness Square SE--an elegant New York-style Brownstone nestled in the heart of McKenzie Towne, offering one of the most enchanting settings in Calgary. In the warmer months, Inverness Square and the gazebo invite quiet morning strolls and evening conversations. Come winter, it transforms into a magical holiday postcard--glowing with twinkle lights, fresh snow, and small-town charm that's hard to find anywhere else in the city. A lush curb appeal, quaint front steps, and classic red door draw you in. Inside, you'll immediately notice the timeless warmth and thoughtful touches throughout. A welcoming foyer leads to a spacious front room, where a beautiful bay window overlooks the square--an ideal spot to read, reflect, or simply enjoy the view. The main floor features high ceilings, rich hardwood floors, and a cozy gas fireplace flanked by oversized transom windows that frame the mature, south-facing fenced backyard--filling the space with natural light. The kitchen is both stylish and functional, showcasing quartz countertops, stainless steel appliances, a mosaic ceramic tile backsplash, and a generous peninsula ideal for entertaining. The spacious dining area and open-concept design keep everything feeling connected and bright. A well-placed powder room and a tucked-away back entry add convenience to the thoughtful layout. Step outside to enjoy your private composite deck with a gas hookup, a mature landscaped backyard, and direct access to the double detached garage. Upstairs, you'll find two spacious primary bedrooms, each with its own private ensuite, featuring quartz counters and updated tile. A unique walk-through closet connects the two rooms, offering flexible use as a nursery, office, or extended dressing spa...

Office 16.58 Ft x 14.17 Ft  
Recreational, Games room 16.42 Ft x 18.00 Ft  
Living room 13.58 Ft x 15.17 Ft  
Kitchen 13.50 Ft x 9.42 Ft  
Dining room 11.75 Ft x 8.08 Ft  
Family room 14.83 Ft x 12.75 Ft

2pc Bathroom 4.83 Ft x 4.92 Ft  
Primary Bedroom 11.75 Ft x 13.33 Ft  
Bedroom 10.33 Ft x 12.17 Ft  
3pc Bathroom 6.33 Ft x 5.58 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:  
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