



## 48 Inverness Gate Calgary Alberta

\$449,900

This bright & spacious two-bedroom, two bath plus den condo is located at the Aviemore, a lovely 55+ complex in McKenzie Towne. Updates include new vinyl flooring in the kitchen and bathrooms and new carpet in the bedrooms and den. The stylish living room includes a bow window, corner gas fireplace, elegant wide plank laminate flooring and 9-foot ceilings. A dining area is located next to the kitchen, which has maple cabinetry, under-cabinet lights, stainless steel appliances, pantry and a breakfast bar. The primary suite is large with a walk-through closet and a luxurious 5-pc ensuite with double sinks, soaker tub, separate shower, and a linen closet. The roomy second bedroom has a wall-length closet and is conveniently located beside a 4-pc bathroom. The freshly painted den is perfect for a home office. The in-suite laundry room includes a full size washer and dryer plus space for storage. The suite is located close to the front foyer & main elevator and includes a titled underground parking stall with storage cage. Enjoy central A/C, a gated covered patio, gas line for your BBQ and private direct access outside. It feels like a single family home. The amazing amenities include two guest suites, party room, library, theatre, billiards/games room, workshop, fitness room, and car wash. Close to shopping, services, restaurants, transit, and the walking paths of nearby Inverness pond. Move in and enjoy! (id:6769)

Kitchen 11.42 Ft x 9.25 Ft

Dining room 5.75 Ft x 12.58 Ft

Living room 12.92 Ft x 14.33 Ft

Den 6.50 Ft x 7.33 Ft

Primary Bedroom 19.83 Ft x 11.92 Ft

Bedroom 10.92 Ft x 10.42 Ft

5pc Bathroom 12.33 Ft x 10.25 Ft

4pc Bathroom 5.00 Ft x 10.25 Ft

Laundry room 5.25 Ft x 10.17 Ft

Listing Presented By:



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