



# 62 Inverness Close Calgary Alberta

\$749,900

**\*\*Open House\*\*** - February 15th from 12:00pm to 2:00PM & February 16th from 1pm-3pm. Nestled on a quiet street in Inverness, renowned for its charming front verandas and iconic white picket fences, this exceptional two-story residence in the award-winning McKenzie Towne community is a must-see. Boasting five bedrooms and three and a half bathrooms, along with a rear, oversized double attached garage, this home offers both comfort and style. The main floor features contemporary vinyl plank flooring throughout, complemented by custom antique white cabinetry in the kitchen. Enjoy the elegance of granite countertops, upgraded stainless steel appliances--including a gas stove--subway tile backsplash, a corner pantry, and a spacious kitchen island with a breakfast bar. The expansive living room is highlighted by a cozy corner gas fireplace, while the kitchen dining area and formal dining room provide ample space for entertaining. A dedicated den serves as an ideal home office, accompanied by a convenient powder room and a mud/laundry room that provides access to the garage. Upstairs, new carpeting leads to a common four-piece bathroom and four generously sized bedrooms, including the master suite, which features a private five-piece bathroom and abundant closet space. The lower level offers a large recreational room, a fifth bedroom, a three-piece bathroom, and ample storage options. Step outside to discover a fully fenced and beautifully landscaped backyard, perfect for summer gatherings, or enjoy nearby green spaces and a playground directly across the street, providing an excellent play area for children. This home is equipped with a new oversized hot water tank (2024) and a recently installed furnace (2021) with warranty. Conveniently located near the shops and restaurants on High Street and 130th Avenue, as well as schools, playgrounds, and public transit, this prope...

Family room 24.00 Ft x 16.83 Ft  
 3pc Bathroom 8.00 Ft x 7.83 Ft  
 Furnace 15.00 Ft x 7.33 Ft  
 Bedroom 14.50 Ft x 12.67 Ft  
 Kitchen 17.00 Ft x 14.00 Ft  
 Dining room 10.33 Ft x 10.00 Ft

2pc Bathroom 5.83 Ft x 5.00 Ft  
 Laundry room 7.83 Ft x 6.33 Ft  
 Primary Bedroom 12.83 Ft x 12.67 Ft  
 Bedroom 11.67 Ft x 9.50 Ft  
 Bedroom 10.00 Ft x 9.67 Ft  
 Bedroom 10.00 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca

Living room 14.83 Ft x 14.17 Ft

Den 14.00 Ft x 12.50 Ft

Foyer 6.33 Ft x 5.67 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

4pc Bathroom 9.67 Ft x 8.50 Ft