



48 Inverness Gate Calgary Alberta

\$339,900

Welcome to 2236 -48 Inverness Gate SE! This sought-after adult living complex, AVIEMORE, is designed for those aged 55+ seeking the perfect blend of luxury, amenities, comfort, convenience, and style. Located in the highly walkable area of Mckenzie Towne, this unit offers you everything you will need to transition to a low maintenance and an independent living. This large 880 sqft, 1 bedroom, 2 bathroom unit welcomes you with an abundance of natural light and a lovely airy open concept which makes you feel at home the minute you enter. 9 ft ceilings and a ceramic tile entrance leads you to a maple kitchen, boasting a Stainless Steel fridge, an eating bar, lots of counter and cupboard space. The large living room features a cozy gas fireplace as well as access to the North facing balcony which is perfect to enjoy the birds for a morning coffee or a BBQ on a summers evening. The primary bedroom is ample enough for a large bed as well as dressers, the walk through closet leads to the large private 4 pce ensuite. Top this off with a separate laundry room and a 2 pce bathroom and the fresh coat of paint making this unit is ready for the new owner(s). There is a secured underground parking that also offers a large storage locker for all of your extra items. The Amenities in the building are endless and include a wood working shop, fitness center with steam room for relaxation and rejuvenation, recreational rooms and areas for social gatherings and events, a library for book lovers to enjoy a quiet read, a billiards rooms for friendly games and entertainment, a wood working shop for you to continue all of your hobbies, 2 guest suites for any out-of-town guests and even a car wash. Conveniently situated near shopping and dining options, parks and pathways. You'll have everything you need just a short walk away or a bus ride which stops right outside the front entrance ...

- Other 4.25 Ft x 4.92 Ft
- Kitchen 8.08 Ft x 11.25 Ft
- Dining room 7.58 Ft x 8.33 Ft
- Living room 9.83 Ft x 14.08 Ft
- Primary Bedroom 11.58 Ft x 13.92 Ft

- Laundry room 4.75 Ft x 6.42 Ft
- 2pc Bathroom 3.42 Ft x 6.92 Ft
- 4pc Bathroom 6.25 Ft x 9.83 Ft
- Other 8.00 Ft x 8.25 Ft

Listing Presented By:



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CIR Realty

<http://www.amberramsay.com/>

RE/MAX Realty Professionals

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