

# \$575,000 - 41 Inverness Park Se, Calgary

MLS® #A2243006

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,110 sqft  
Residential on 0.08 Acres

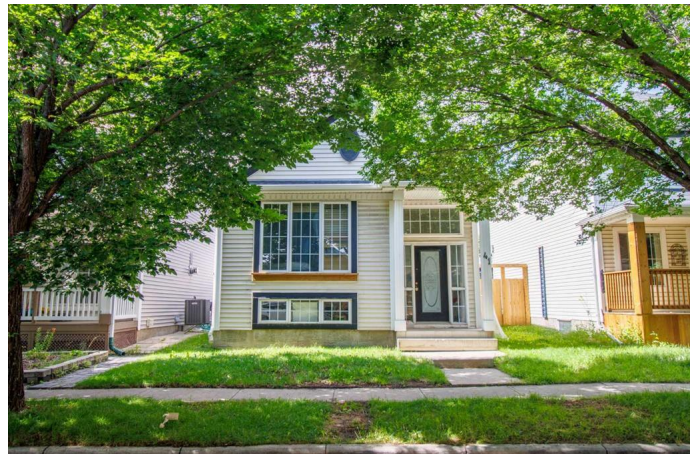
McKenzie Towne, Calgary, Alberta

Located on a picturesque tree-lined street, this bright and inviting bi-level home offers the perfect blend of comfort, functionality, and location. Just steps from a playground and within walking distance to parks, schools, and the shops of both High Street and 130th Avenue, this home delivers unbeatable convenience in a family-friendly community.

The main level features soaring vaulted ceilings and large windows that flood the space with natural light. Durable tile and laminate flooring run throughout the open-concept layout. The spacious kitchen includes white appliances, a tile backsplash, peninsula for extra prep space, and a generous dining nook perfect for gatherings. Patio doors off the living room provide easy access to the backyard, while the expansive living area offers a great space to relax or entertain.

The primary bedroom showcases a wall of floor-to-ceiling windows, a large closet, and a private 3-piece ensuite. A second bedroom and a full 4-piece main bath complete the upper level.

Downstairs, the fully finished basement has been developed into a legal suite, offering fantastic potential for rental income or multigenerational living. The lower level includes a large recreation/living room with laminate flooring, a full kitchen area, a



spacious third bedroom, and another 3-piece bathroom.

Outside, enjoy a fully fenced backyard featuring a two-tiered deck—ideal for summer BBQ's, a storage shed, and a double detached garage.

This is a fantastic opportunity to own a move-in-ready home with income potential in one of Calgary's most desirable southeast communities.

Built in 1997

### **Essential Information**

MLS® #	A2243006
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,110
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	41 Inverness Park Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3E3

### **Amenities**

Amenities	Other
-----------	-------

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 29th, 2025
Days on Market	4
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.