

# \$740,000 - 41 Inverness Rise Se, Calgary

MLS® #A2239202

**\$740,000**

4 Bedroom, 5.00 Bathroom, 1,941 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

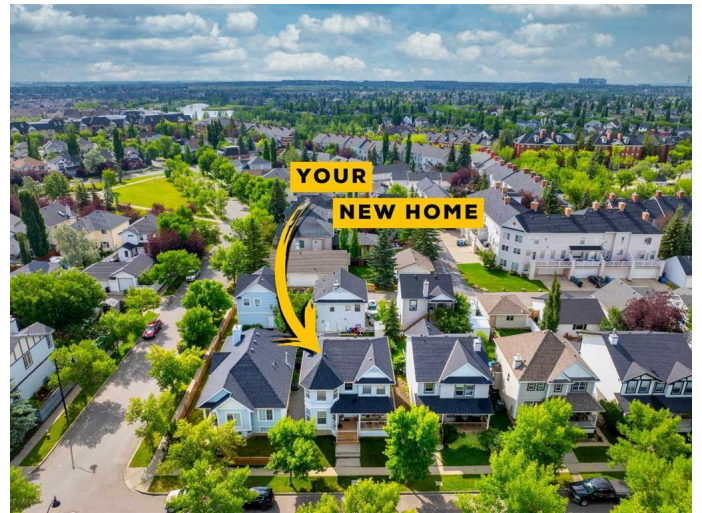
Legal Carriage Suite | Updated Interior | Oversized Double Garage | Located in the heart of vibrant McKenzie Towne, this beautifully updated property offers over 2,500 sq.ft. of developed living space, including a charming 1-bedroom carriage suite above the garage. With 3 bedrooms in the main home and 2.5 baths, there's plenty of space for family living and guests alike.

Inside, you'll find an open and functional layout featuring a kitchen with stainless steel appliances, generous cabinetry, ample counter space, and a convenient pantry. The main home was extensively renovated in 2021, with upgrades including luxury vinyl plank flooring, fresh paint, new carpets, modern appliances, a rebuilt front porch and deck, and the removal of Poly B plumbing.

The basement is unfinished and ready for your personal touch, while outside, the spacious backyard boasts a rebuilt deck and plenty of grassy space for kids or pets.

A standout feature is the oversized double garage with in-floor heating and its own two-piece bathroom—ideal for a workshop or home gym. Above it, the legal carriage suite includes a full bath, offering extra income potential or private space for guests.

Close to shopping, Deerfoot Trail, parks, ponds, and scenic walking paths, this home



combines comfort, convenience, and character  
in one perfect package.

Built in 1996

### **Essential Information**

MLS® #	A2239202
Price	\$740,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,941
Acres	0.10
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	41 Inverness Rise Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2X4

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks, Soaking Tub, French Door
Appliances	Garage Control(s), Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 21st, 2025
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	226
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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