$609,000 - 12 Inverness Boulevard Se, Calgary
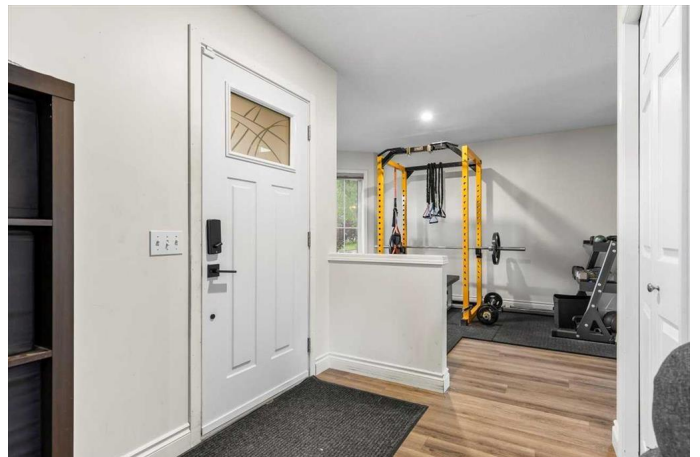
MLS® #A2246813

$609,000

4 Bedroom, 4.00 Bathroom, 1,654 sqft
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to this stunning 4-bedroom, 3.5-bathroom air conditioned home in a highly desirable location. Situated on a 5000 square foot corner lot in one of the most sought-after neighborhoods! Immediately you will notice a brand new siding on this stunning home! This fully finished property offers 2,300 sq. ft. of spacious living space, providing plenty of room for family living. A den on the main level is perfect for a home office or quiet study space. The inviting living room features a cozy fireplace, perfect for relaxing on chilly evenings. The newer roof and underground sprinklers ensure peace of mind with easy maintenance. Upstairs, you'll find 3 generously sized bedrooms, while the professionally finished basement offers an additional bedroom, full bathroom and a large recreation/family roomâ€"ideal for entertaining or creating your own private retreat. The basement features an egress window that allows natural light to fill the space, adding to its appeal. This home is also equipped with a newer hot water tank and furnace, ensuring comfort and energy efficiency. The open-concept kitchen is a true highlight, featuring stainless steel appliances, a double sink, a large pantry, and abundant cabinetry for all your storage needs. The kitchen seamlessly flows into the deck, accessible through a large doorâ€"perfect for relaxing or entertaining outdoors. The light, airy atmosphere throughout is enhanced by soft pastel-colored walls, creating a warm and

tranquil environment. Conveniently located near McKenzie Lake, this home is just a short walk to a charming gazebo park, high street shops, a gym, and a variety of restaurants. Plus, a local school is just a stone's throw away, making this an ideal location for families. Donâ€™t forget about the separate dog run in the back yard! Book your showing today!

Built in 1995

Essential Information

MLS® #	A2246813
Price	$609,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	12 Inverness Boulevard Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2W6

Amenities

Amenities	Park, Playground
Parking Spaces	3
Parking	Double Garage Detached

| # of Garages | 2 |

Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 8th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	Comox Realty