

\$469,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

\$469,500

2 Bedroom, 2.00 Bathroom, 1,052 sqft

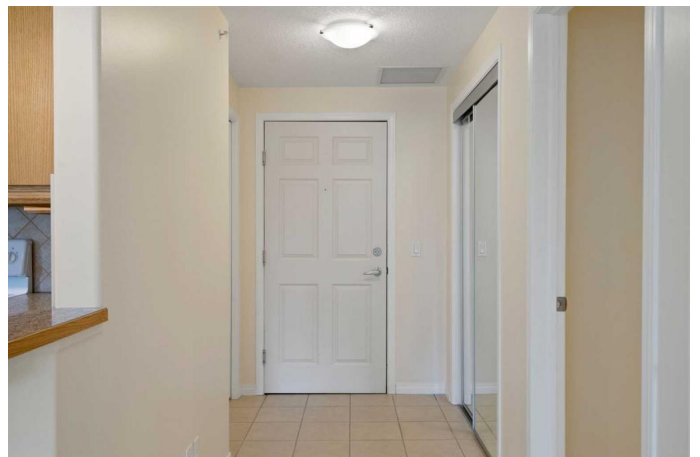
Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne
â€“ One of Calgaryâ€™s Most Sought-After
55+ Communities Discover the perfect blend
of comfort, convenience, and lifestyle in this
beautifully maintained 2-bedroom, 2-bathroom
condo in the heart of McKenzie Towne.

Located in the prestigious Aviemore complex,
this bright and inviting home features an
open-concept layout spanning 1052sf square
feet, with large windows, a cozy corner gas
fireplace, and a covered balcony offering
serene south-facing views of mature trees and
the picturesque Inverness Pond. The kitchen is
both functional and welcoming, complete with
classic maple cabinetry, a raised breakfast
bar, and a separate pantry for extra storage.
The generous primary bedroom includes a
walk-through closet leading to a spacious
4-piece ensuite with a large soaker tub, walk-in
shower, and ample space to add a second
sink if desired. A second bedroom â€“ ideal as
a guest room, office, or den â€“ a full 4-piece
main bathroom, and in-suite laundry with
additional storage and central air round out the
unit. The unit includes one titled underground
heated parking stall with a storage cage.

Living at The Aviemore means access to a full
suite of premium amenities designed to
enhance your lifestyle, including a Fitness
centre, Theatre room, Library, Banquet/party
room, Hobby and wood shop, Billiards and
card rooms, 2 Guest suites, Car wash bay,
Gazebo, patio with BBQs and plenty of visitor
parking. Yes â€“ pets are welcome with Board



approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than just a condo – it's a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!

Built in 2005

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2230033 |
| Price | \$469,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,052 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1215, 48 Inverness Gate Se |
| Subdivision | McKenzie Towne |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Z 2K1 |

Amenities

| | |
|-----------|---|
| Amenities | Elevator(s), Fitness Center, Gazebo, Party Room, Recreation Room, |
|-----------|---|

| | |
|----------------|---|
| | Secured Parking, Visitor Parking, Car Wash, Guest Suite, Workshop |
| Parking Spaces | 1 |
| Parking | Parkade, Stall, Underground, Titled, Workshop in Garage |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Pantry, Soaking Tub, Storage, Vinyl Windows, Laminate Counters |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Natural Gas, Fan Coil |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Blower Fan, Glass Doors, Heatilator |
| # of Stories | 3 |
| Basement | None |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco, Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 1 |
| Zoning | M-1 d75 |
| HOA Fees | 227 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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