

# \$529,900 - 134 Inverness Square Se, Calgary

MLS® #A2231562

**\$529,900**

2 Bedroom, 3.00 Bathroom, 1,198 sqft

Residential on 0.05 Acres

McKenzie Towne, Calgary, Alberta

BROWNSTONE | INVERNESS SQUARE  
GAZEBO | FENCED BACKYARD | CENTRAL  
A/C | DUAL PRIMARY SUITES

Welcome to 134 Inverness Square SE—an elegant New York-style Brownstone nestled in the heart of McKenzie Towne, offering one of the most enchanting settings in Calgary. In the warmer months, Inverness Square and the gazebo invite quiet morning strolls and evening conversations. Come winter, it transforms into a magical holiday postcard—glowing with twinkle lights, fresh snow, and small-town charm that’s hard to find anywhere else in the city.

A lush curb appeal, quaint front steps, and classic red door draw you in. Inside, you’ll immediately notice the timeless warmth and thoughtful touches throughout. A welcoming foyer leads to a spacious front room, where a beautiful bay window overlooks the square—an ideal spot to read, reflect, or simply enjoy the view.

The main floor features high ceilings, rich hardwood floors, and a cozy gas fireplace flanked by oversized transom windows that frame the mature, south-facing fenced backyard—filling the space with natural light. The kitchen is both stylish and functional, showcasing quartz countertops, stainless steel appliances, a mosaic ceramic tile backsplash, and a generous peninsula ideal for entertaining. The spacious dining area and open-concept design keep everything feeling connected and bright. A well-placed powder



room and a tucked-away back entry add convenience to the thoughtful layout. Step outside to enjoy your private composite deck with a gas hookup, a mature landscaped backyard, and direct access to the double detached garage.

Upstairs, youâ€™ll find two spacious primary bedrooms, each with its own private ensuite, featuring quartz counters and updated tile. A unique walk-through closet connects the two rooms, offering flexible use as a nursery, office, or extended dressing space.

Upper-level laundry adds everyday convenience.

The fully finished basement is complete with recessed LED pot lighting and an oversized recreation room, with ample space to easily add a third bedroom while maintaining a lounge, gym, or media area. Central Air Conditioning, Furnace and Hot Water Tank all installed in 2019 and a Water Softener are all great updates this meticulous seller has maintained in this well cared for home. Snow removal and landscaping are taken care of, so you can spend more time enjoying your yard and the community and less time on chores.

Tucked away on a quiet, low-traffic square, yet only steps from the vibrancy of McKenzie Towneâ€™s High Street, youâ€™re walking distance to schools, parks, shops, restaurants, pubs, churches, and transit. Peaceful, connected, and rich in characterâ€”life here feels straight out of a storybook.

Come experience the magic of Inverness Square for yourself.

Built in 1996

## Essential Information

MLS® #	A2231562
Price	\$529,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,198
Acres	0.05
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	134 Inverness Square Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2Y8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	13
Zoning	M-1 d75
HOA Fees	226
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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