

# \$539,000 - 42 Inverness Place Se, Calgary

MLS® #A2238908

**\$539,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

FIRST TIME HOME BUYER AND INVESTORS ALERT!!!!!! WHY BY A CONDO/TOWNHOUSE WHEN YOU CAN OWN A SINGLE FAMILY HOME FOR THE SAME PRICE!!!! Welcome to your perfect family home in the heart of McKenzie Towne! Tucked away on a quiet and friendly cul-de-sac, this charming FIVE-bedroom, two-bathroom bi-level home is the ideal place to start your next chapter. PERFECT FOR BIG FAMILIES!!!! Basement was redesigned for BIG FAMILIES!!!!!!EVERYONE CAN HAVE THEIR OWN ROOM!!!!!! From the moment you step inside, youâ€™ll love the inviting hardwood floors and the beautifully updated kitchen featuring rich maple cabinets, stainless steel appliances, a stylish industrial backsplash, and a large islandâ€™perfect for family meals or weekend baking sessions! The spacious main floor boasts a king-sized primary bedroom, a generous second bedroom, and an updated 4-piece bathroom.

Downstairs, youâ€™ll find THREE more bright bedrooms, a second full bath, and a cozy rec room â€™just right for movie nights or kidsâ€™ playtime. A small den with gas fireplace is the perfect hide out spot or simply a storage. Step outside to a large deck thatâ€™s perfect for summer BBQs, a double detached garage, and even extra parking for a small RV or third vehicle. With schools, parks, walking paths, and shopping just minutes away, this home offers everything a growing family needs.



Don't miss this amazing opportunity to make lasting memories"THIS COULD BE THE HOME YOUR FAMILY HAS BEEN WAITING FOR!!!! INVESTORS GEM AS WELL!!!!!!

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238908    |
| Price          | \$539,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,044       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 Inverness Place Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 3K4               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Community Gardens, Playground, Park |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached              |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Bidet |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Central Air Conditioner |
| Heating         | Fireplace(s), Forced Air, Natural Gas                                                                                                     |
| Cooling         | Central Air                                                                                                                               |
| Fireplace       | Yes                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                         |
| Fireplaces      | Gas                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                       |
| Basement        | Finished, Full                                                                                                                            |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Storage, Garden                                    |
| Lot Description   | Back Lane, Back Yard, Lawn, Cul-De-Sac, Many Trees |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 58              |
| Zoning         | R-G             |
| HOA Fees       | 220             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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