

# \$459,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

**\$459,500**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne  
“ One of Calgary’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 “ ideal as  
a guest room, office, or den “ 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 “ 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          | \$459,500         |
| 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 | Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking, |
|-----------|---------------------------------------------------------------------|

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
|                | Visitor Parking, Gazebo, Guest Suite, Recreation Room, Workshop |
| Parking Spaces | 1                                                               |
| Parking        | Parkade, Stall, Titled, Underground, Workshop in Garage         |
| # of Garages   | 1                                                               |

## Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Fan Coil, Natural Gas                                                                                                  |
| 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 | 38              |
| Zoning         | M-1 d75         |
| HOA Fees       | 227             |
| HOA Fees Freq. | ANN             |

## Listing Details

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

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