

# \$565,000 - 31 Inverness Grove Se, Calgary

MLS® #A2248593

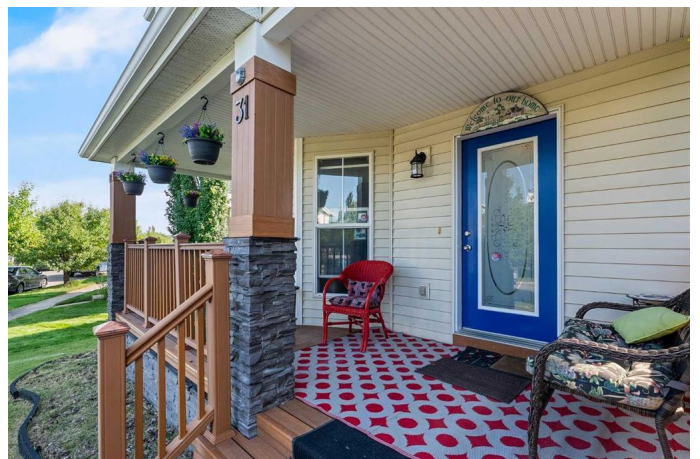
**\$565,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.11 Acres

McKenzie Towne, Calgary, Alberta

Welcome to 31 Inverness Grove SE in the beautiful community of McKenzie Towne—a meticulously maintained and beautifully upgraded two-story home offering over 1,750 sq. ft. of living space, priced at \$575,000. This 3-bedroom, 1.5-bathroom home blends thoughtful functionality with modern finishes throughout. Step inside to discover porcelain tile flooring on the main level, paired with granite countertops, a spacious kitchen island, and updated stainless steel appliances. Pet lovers will appreciate the built-in kennel in the kitchen. The main living area is warm and inviting, featuring a gas-burning stainless steel fireplace and mantle that adds a sleek, modern look. Upstairs, the primary bedroom includes a walk-in closet complete with built-in organizers while the additional 2 bedrooms provide ample space and sunlight. The home is equipped with five ceiling fans for optimal air circulation and comfort throughout.

Step outside into an entertainer's dream: a massive backyard with a \$22,000 stone patio, hot tub, BBQ, fire pit, patio umbrella, and two lounge chairs, all thoughtfully included. The composite wood front porch and dog run add even more functionality to the exterior, while the oversized garage boasts a rare wood-burning fireplace—ideal for year-round use or as a workshop haven. Hobbyists and professionals alike will value the NEMA 14-50R outlet (50 Amp, 125/250 Volt) in the garage—perfect for welding or electric vehicle



charging.

This is a home designed for comfort, utility, and entertainment. Don't miss your chance to own this one-of-a-kind property in the desirable community of McKenzie Towne!

Built in 1997

### Essential Information

MLS® #	A2248593
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.11
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Inverness Grove Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z3K3

### Amenities

Amenities	Clubhouse
Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Alley Access
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater, Oven
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Family Room, Other
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Barbecue, Private Yard, Fire Pit, Garden, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Level, Private, Rectangular Lot, Dog Run Fenced In, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	39
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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