

\$575,000 - 31 Inverness Grove Se, Calgary

MLS® #A2248593

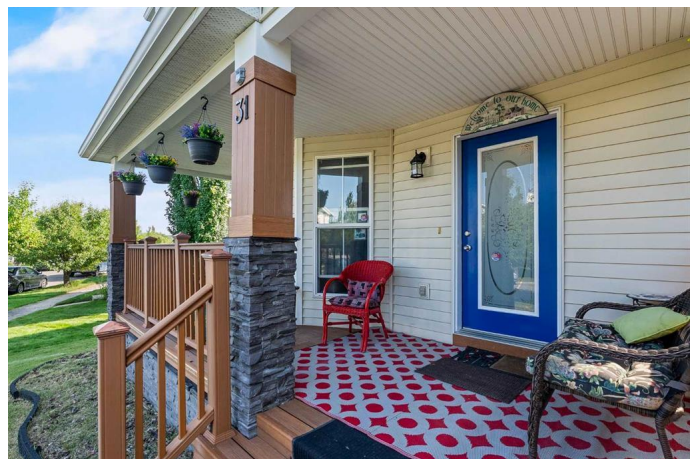
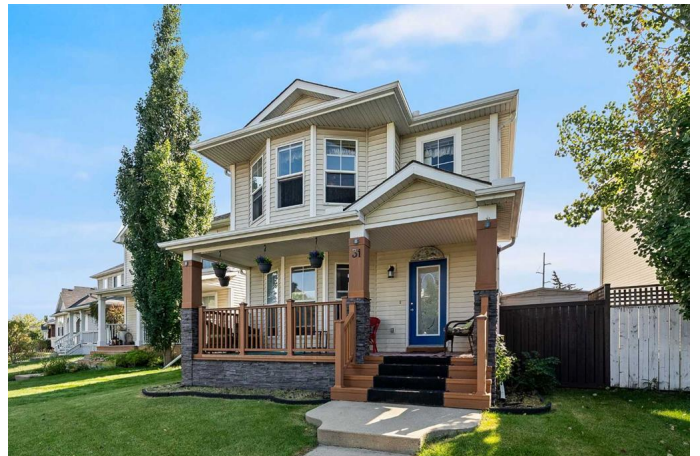
\$575,000

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	\$575,000
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	Alley Access, Double Garage Detached, Garage Door Opener
# 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, Gas Water Heater, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Other
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	September 5th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.