

# \$674,900 - 69 Inverness Green Se, Calgary

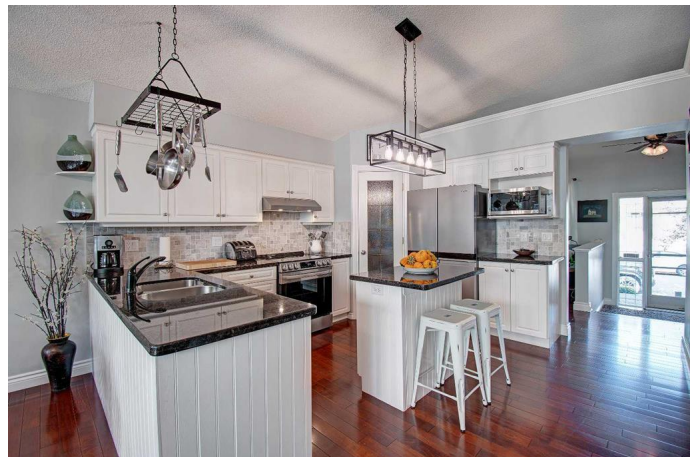
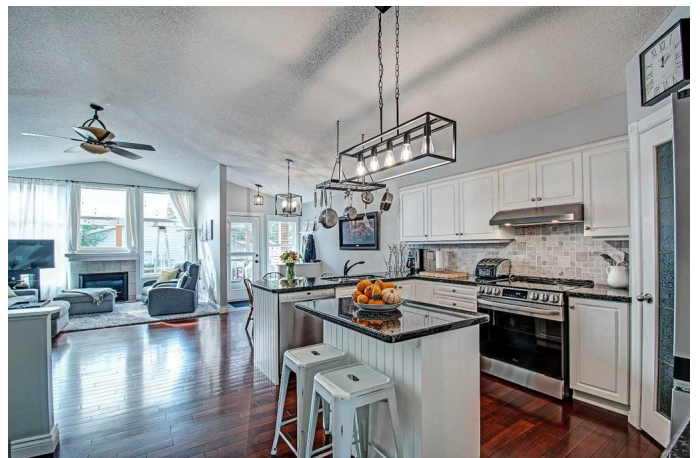
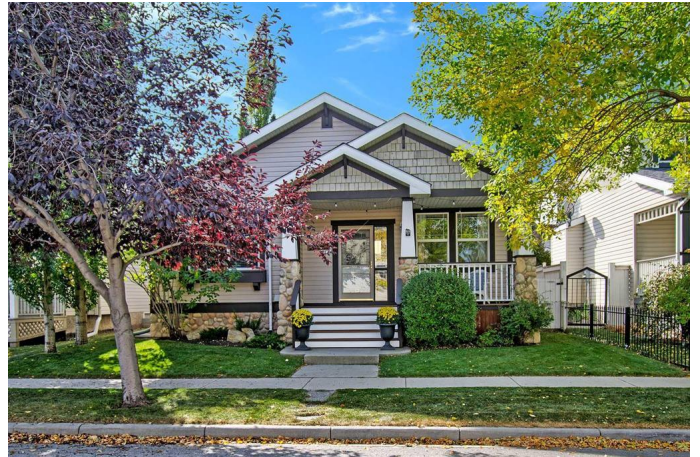
MLS® #A2259618

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,434 sqft  
Residential on 0.12 Acres

McKenzie Towne, Calgary, Alberta

Opportunity knocks in McKenzie Towne! Lovingly cared for over the past many years, this gorgeous Jayman built bungalow nestled in the heart of Inverness may well be what you have been seeking all along. Tremendous curb appeal and immaculate yard will have you wanting more. Greeted by a total open concept main floor plan with vaulted ceilings throughout, pride of ownership is quite evident. Dream kitchen, complete with plenty of white cabinets, new stainless steel appliances, granite countertops, and corner pantry is just the tip of the iceberg. Kitchen overlooks the living and dining room areas, making it perfect for entertaining. Gleaming hardwood flooring dominates. Generous sized primary bedroom will accommodate all of your furniture and includes a large walk-in closet along with a 5 piece ensuite, with dual sinks, jet tub, and separate shower. Completing the main level are another bedroom, full bathroom, dedicated laundry room, and open area office/dining room. Fully developed lower level includes a large recreation room for the big screen TV, a 3 piece bathroom and 2 additional bedrooms. There is also additional storage as an added feature. Central air conditioning and a new hot water tank are simply icing on the cake. Enjoy sunny afternoons on the south facing all weather deck, which offers privacy and views of the beautifully maintained backyard oasis. There is also a natural gas connection for the year round BBQ. Completing the backyard are an oversized double garage and RV parking.



Homes of this quality do not come onto the market often. A special home in a great community, to be sure. Show and sell.

Built in 1997

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259618    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,434       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 69 Inverness Green Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 2X9               |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Detached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s), Jetted Tub |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),                                                                                                |

|                 |                                                  |
|-----------------|--------------------------------------------------|
|                 | Refrigerator, Stove(s), Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                          |
| Cooling         | Central Air                                      |
| Fireplace       | Yes                                              |
| # of Fireplaces | 1                                                |
| Fireplaces      | Gas                                              |
| Has Basement    | Yes                                              |
| Basement        | Finished, Full                                   |

## Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                 |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Few Trees |
| Roof              | Asphalt Shingle                                                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 15                   |
| Zoning         | DC (pre 1P2007)      |
| HOA Fees       | 227                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.