

# \$679,000 - 56 Inverness Grove Se, Calgary

MLS® #A2263689

**\$679,000**

4 Bedroom, 3.00 Bathroom, 1,122 sqft

Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

WELCOME HOME! This beautiful fully renovated bi-level home has been completely transformed from top to bottom, offering a perfect blend of modern design, comfort, and functionality. With 4 spacious bedrooms and 3 beautifully finished bathrooms, this home is ideal for families and those who love quality craftsmanship. Perfectly situated on a quiet, tree-lined street just steps from a park, it delivers both peace and convenience. The main level features a bright open-concept layout with vaulted ceilings, wide-plank flooring, and an impressive designer kitchen complete with a massive quartz island, custom cabinetry, brand new premium stainless steel appliances, and sleek black finishes. Large windows fill the space with natural light, creating a warm and inviting atmosphere. Every detail has been thoughtfully upgraded, including new plumbing, new windows, and high-end finishes throughout. The lower level adds incredible versatility with a spacious recreation area, two additional bedrooms, a full bathroom, and a convenient kitchenette—perfect for guests, extended family, or potential rental use. Don't forget the central AC! Step outside to enjoy the composite deck overlooking a private, landscaped yard and a brand-new oversized double garage offering plenty of parking and storage. Truly move-in ready, this home is a rare turnkey opportunity in a sought-after, family-friendly community close to schools, shopping, parks, and pathways. A must-see



property that combines modern luxury with everyday practicality. Book your showing today!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263689    |
| Price          | \$679,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,122       |
| Acres          | 0.08        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 56 Inverness Grove Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 3E6               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings                         |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                                                     |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame, Other                                                         |
| Foundation        | Poured Concrete                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 15                |
| Zoning         | R-G               |
| HOA Fees       | 22                |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp 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.