

**2129, 48 Inverness Gate SE**  
**Calgary, Alberta**

**MLS # A2180070**



**\$449,900**

<b>Division:</b>	McKenzie Towne		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Storage		

**Inclusions:** N/A

~~Luxurious Living at Aviemore - Exclusive 55+ Community~~Welcome to your new home at Aviemore, where luxury living meets the comfort of an active adult community in McKenzie Towne. This stunning ground-level residence is perfectly designed for those aged 55 and better, offering an elegant 1-bedroom plus den & reading nook layout that combines style and functionality. Note: the large den was once the 2nd bedroom which could easily be converted back to its original purpose. With two beautifully appointed bathrooms, you and your guests will enjoy the utmost convenience and privacy. Step inside to discover an open and airy living space, flooded with natural light and designed for both relaxation and entertainment. The den can serve as a cozy office, a creative space, or a guest room, accommodating your lifestyle needs. This unit was recently painted, upgraded with several new appliances, new bathroom fixtures, quartz counter tops and the fireplace has a new tile facelift as well. Enjoy direct street access, making coming and going a breeze, while providing the independence you desire. Aviemore boasts an array of exceptional amenities that elevate your living experience. Benefit from a convenient car wash station, ensuring your vehicle remains pristine without the hassle. Host memorable gatherings in the spacious party room, complete with all the essentials for entertaining. Dive into creativity in the well-equipped woodworking shop or indulge in literary exploration in the tranquil library. Stay active and healthy with the state-of-the-art gym, which features a sauna for post-workout relaxation. Engage with fellow residents at community events designed to foster connection and friendship. Challenge friends and neighbors to a game in the dedicated games room, or simply unwind in the serene spaces throughout the community. The location is

unbeatable, with close access to bustling restaurants, pubs, groceries, banks, doctors, dentists, and more just a stone's throw away. Across the street, you'll find the tranquil Inverness Pond and walking paths. Public transit, shopping on 130th Ave and the South Health Campus are also nearby, with easy access to Deerfoot. At Avimore, you will find not just a home, but a lifestyle filled with luxury, comfort, and camaraderie. Make the most of your golden years surrounded by like-minded individuals who value quality living. Contact your awesome Realtor today and experience the exceptional lifestyle that awaits you at Avimore!