

\$450,000 - 56 Inverness Grove Se, Calgary

MLS® #A2208872

\$450,000

3 Bedroom, 3.00 Bathroom, 1,126 sqft
Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

Affordable Opportunity in McKenzie Towne !

Welcome to this bi-level home with untapped potential in the heart of McKenzie Towne. Whether you're a first-time buyer, investor, or renovator, this property is a value-add opportunity in a fantastic community.

The main floor offers a functional layout with 2 bedrooms, including a primary suite with a 3-piece ensuite. The carpet has been removed on both levels, making it easier to jump right into renovations without the demo work. The basement includes a 4-piece bathroom, built-in cabinetry, and ample space for a future rec room, home office, or additional bedrooms.

Outside, youâ€™ll find 2 rear parking stalls, a shed for extra storage, and a quiet location close to parks, schools, and all the shops of High Street.

Bring your vision and make this home your own in one of Calgaryâ€™s most loved neighbourhoods!

Quick possession available.

Built in 1997

Essential Information

MLS® # A2208872



Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,126
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	T2E 3E6

Amenities

Amenities	Park
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bar, See Remarks
Appliances	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.