

\$459,500 - 1215, 48 Inverness Gate Se, Calgary

MLS® #A2230033

\$459,500

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Residential on 0.00 Acres

McKenzie Towne, Calgary, Alberta

Welcome to The Aviemore in McKenzie Towne
“ One of Calgary’s Most Sought-After
55+ Communities Discover the perfect blend
of comfort, convenience, and lifestyle in this
beautifully maintained 2-bedroom, 2-bathroom
condo in the heart of McKenzie Towne.

Located in the prestigious Aviemore complex,
this bright and inviting home features an
open-concept layout spanning 1052sf square
feet, with large windows, a cozy corner gas
fireplace, and a covered balcony offering
serene south-facing views of mature trees and
the picturesque Inverness Pond. The kitchen is
both functional and welcoming, complete with
classic maple cabinetry, a raised breakfast
bar, and a separate pantry for extra storage.
The generous primary bedroom includes a
walk-through closet leading to a spacious
4-piece ensuite with a large soaker tub, walk-in
shower, and ample space to add a second
sink if desired. A second bedroom “ ideal as
a guest room, office, or den “ a full 4-piece
main bathroom, and in-suite laundry with
additional storage and central air round out the
unit. The unit includes one titled underground
heated parking stall with a storage cage.

Living at The Aviemore means access to a full
suite of premium amenities designed to
enhance your lifestyle, including a Fitness
centre, Theatre room, Library, Banquet/party
room, Hobby and wood shop, Billiards and
card rooms, 2 Guest suites, Car wash bay,
Gazebo, patio with BBQs and plenty of visitor
parking. Yes “ pets are welcome with Board



approval (one dog or cat, max 20 lbs). The Aviemore is perfectly situated within walking distance to all the shops, restaurants, and services of McKenzie Towne's charming High Street. Also nearby: Safeway, Walmart, public transit, walking paths around Inverness Pond, and quick access to Deerfoot and Stoney Trail. This is more than just a condo – it's a community and a lifestyle. Immaculately kept and move-in ready, this home shows beautifully and is an absolute must-see. Call your favourite Realtor today to book your private showing!

Built in 2005

Essential Information

MLS® #	A2230033
Price	\$459,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1215, 48 Inverness Gate Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 2K1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Party Room, Secured Parking,
-----------	---

	Visitor Parking, Gazebo, Guest Suite, Recreation Room, Workshop
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground, Workshop in Garage
# of Garages	1

Interior

Interior Features	Laminate Counters, Pantry, Soaking Tub, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Blower Fan, Glass Doors, Heatilator
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Wood

Additional Information

Date Listed	June 28th, 2025
Days on Market	37
Zoning	M-1 d75
HOA Fees	227
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.