1218 48 Inverness Gate SE

Calgary | Active | MLS® A2354767

$400,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**1,081.69 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Welcome to the Aviemore, a sought-after 55+ adult community in the heart of McKenzie Towne! If you’re ready to embrace an active, social lifestyle with more time for the things you love, this spacious, sun-filled 2-bedroom condo is a wonderful place to call home. Enjoy peaceful pond views from your private balcony, complete with a gas BBQ outlet-perfect for summer evenings or a morning outdoor coffee. Inside, the smart layout offers a spacious living room with a cozy gas fireplace, an inviting dining area, and a well-appointed kitchen with plenty of prep space. The primary bedroom features a 4-piece ensuite, while a second full bathroom is ideal for visiting guests. In-suite laundry, titled underground parking conveniently located near the elevator, and an assigned storage unit add to the everyday ease of condo living. Life at the Aviemore is about so much more than your home! Stay active in the fitness room, challenge friends to a game, enjoy a movie in the theatre, get creative in the workshop, or gather with neighbours in the party room or outdoor gazebo. The library, puzzle area, games room, and social spaces on each floor offer plenty of opportunities to connect and build friendships. Guest suites make hosting out-of-town family easy, too! Step outside to enjoy scenic pond-side walking paths, nearby parks, shopping, restaurants, churches, and convenient transportation routes. With an abundance of amenities, a welcoming community, and the freedom of low-maintenance living, the Aviemore offers an affordable way to enjoy your next chapter to the fullest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354767
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	1,081.69 sq. ft.
Condo Fee:	$685.67
Condo Fee Includes:	Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0512714
Heating:	Fireplace(s), Forced Air
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Low Rise (2-4 stories)

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Garage Spaces:	1
Parking:	Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$235.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Aviemore
Community:	McKenzie Towne
Amenities:	Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Snow Removal, Trash, Visitor Parking, Workshop
Appliances:	Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	existing window coverings
Restrictions:	Age Restriction - 55+, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 19'5" × 14'4" ·
Main Floor	Bedroom - Primary · 14'2" × 11'10" ·
Main Floor	Bedroom · 12'9" × 8'11" ·

Main Floor	Kitchen · 10'6" × 8'7" ·
Main Floor	Balcony · 7'11" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Laminate Counters
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1218-48-inverness-gate-se-calgary-a2354767/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.