2134 48 Inverness Gate SE

Calgary | Active | MLS® A2343148

$365,000









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2007**	**837.25 sq. ft.**

Your next move starts with a conversation.

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Listed by Greater Calgary Real Estate

A closer look

Welcome to the Aviemore, a premiere 55+ luxury complex in popular McKenzie Towne. This elegant & spacious one bedroom apartment has a fantastic layout with 1.5 bathrooms, 9' ceilings, central air conditioning, a titled underground parking stall & a good-size storage locker. The entire condo has been beautifully updated and professionally painted throughout, including the kitchen & bathroom cabinets, baseboards, trim and interior doors. The kitchen cabinets are a warm shade of light cream and look lovely with an elegant Corian countertop, stone tile backsplash, undermount sink, newer stainless steel appliances and a delightful breakfast bar. The large dining area is perfect for hosting dinners with family & friends. The living room will be your favourite spot for cozy evenings at home with its lovely gas fireplace featuring a new mantle & stylish tiled surround. The spacious bedroom is connected to a beautifully updated 4-pc ensuite. The lovely ensuite has a new sink, custom Corian counter & a new toilet. The half bath has a new pedestal sink & a new toilet. The laundry room includes a newer washer and dryer & in-suite storage. The kitchen, foyer & bathrooms feature unique porcelain tile that resembles luxury vinyl plank flooring. The bedroom, living & dining rooms have newer carpet. New fans have been installed in the living room and bedroom. Pantry/linen closet is located beside the 1/2 bath. The patio has a gas line for BBQ. Just move in and enjoy! The Aviemore amenities are outstanding. They include a community room with a kitchen, two guest suites, fitness & steam room, theatre, library, billiards and puzzle room, car wash & a workshop. One cat or one dog allowed, no larger than 20 lbs with board approval. Close to the South Hospital, shopping, services, restaurants, transit & the walking paths of Inverness Pond. An ideal home! Please check out the photos & i-Guide video and then come to see it for yourself.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343148
Bedrooms	1
Bathrooms	2
Year Built	2007
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:	837.25 sq. ft.
Main Level Finished Area:	837.25 sq. ft.
Condo Fee:	$548.53
Condo Fee Includes:	Amenities of HOA/Condo, Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Security, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Acreage:	No
Front Exposure:	West
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2007 (Age: 19)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0711166
Heating:	Ceiling, Forced Air, Natural Gas

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle, Tile
Garage:	No
Parking:	Garage Door Opener, Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room
HOA Fee:	$235.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Aviemore
Community:	McKenzie Towne
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Gazebo, Guest Suite, Party Room, Recreation Room, Sauna, Secured Parking, Storage, Visitor Parking, Workshop
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	Desk & Shelf above the desk.
Restrictions:	Age Restriction - 55+, Pet Restrictions or Board approval Required, Restrictive Covenant

Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 6'4" × 4'11" ·
Main Floor	Kitchen · 9'7" × 9'5" ·
Main Floor	Dining Room · 10'4" × 9'7" ·
Main Floor	Living Room · 18'5" × 10'7" ·
Main Floor	Bedroom - Primary · 12'8" × 11'11" ·
Main Floor	Laundry · 7'8" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Pond, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Track Lighting
Exterior Features:	BBQ gas line, Courtyard, Lighting
Patio And Porch Features:	Patio
Lot Features:	Gazebo, Landscaped, Lawn, Many Trees, Street Lighting, Underground Sprinklers, Yard Lights
Accessibility Features:	Accessible Common Area, Accessible Entrance
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-1 d75
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2134-48-inverness-gate-se-calgary-a2343148/

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