

# \$740,000 - 41 Inverness Rise Se, Calgary

MLS® #A2239202

**\$740,000**

4 Bedroom, 5.00 Bathroom, 1,941 sqft  
Residential on 0.10 Acres

McKenzie Towne, Calgary, Alberta

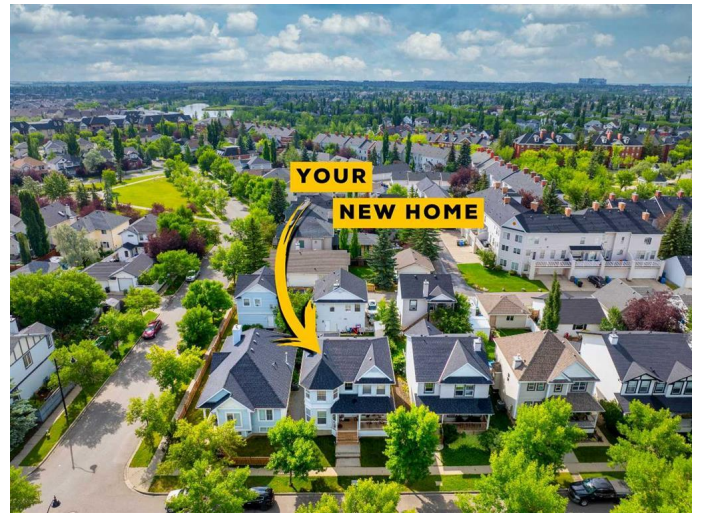
Legal Carriage Suite | Updated Interior | Oversized Double Garage | Located in the heart of vibrant McKenzie Towne, this beautifully updated property offers over 2,500 sq.ft. of developed living space, including a charming 1-bedroom carriage suite above the garage. With 3 bedrooms in the main home and 2.5 baths, there's plenty of space for family living and guests alike.

Inside, you'll find an open and functional layout featuring a kitchen with stainless steel appliances, generous cabinetry, ample counter space, and a convenient pantry. The main home was extensively renovated in 2021, with upgrades including luxury vinyl plank flooring, fresh paint, new carpets, modern appliances, a rebuilt front porch and deck, and the removal of Poly B plumbing.

The basement is unfinished and ready for your personal touch, while outside, the spacious backyard boasts a rebuilt deck and plenty of grassy space for kids or pets.

A standout feature is the oversized double garage with in-floor heating and its own two-piece bathroom—ideal for a workshop or home gym. Above it, the legal carriage suite includes a full bath, offering extra income potential or private space for guests.

Close to shopping, Deerfoot Trail, parks, ponds, and scenic walking paths, this home



combines comfort, convenience, and character  
in one perfect package.

Built in 1996

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2239202    |
| Price          | \$740,000   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 1,941       |
| Acres          | 0.10        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 41 Inverness Rise Se |
| Subdivision | McKenzie Towne       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Z 2X4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Recreation Facilities  |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks, Soaking Tub, French Door |
| Appliances        | Garage Control(s), Window Coverings                           |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 14              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 226             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.