

\$564,900 - 88 Inverness Drive Se, Calgary

MLS® #A2266524

\$564,900

3 Bedroom, 4.00 Bathroom, 1,600 sqft
Residential on 0.10 Acres

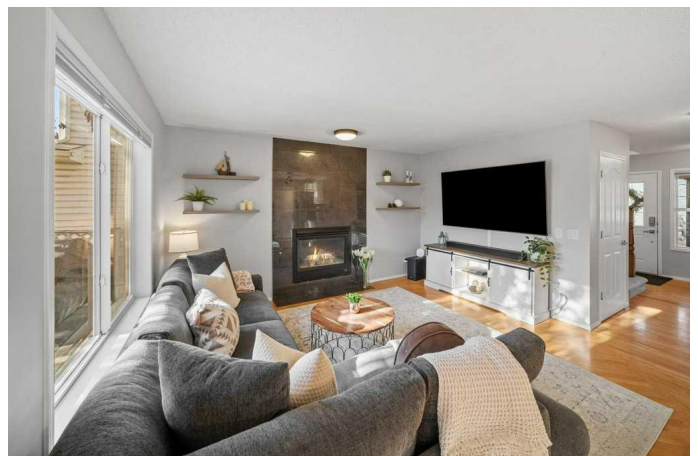
McKenzie Towne, Calgary, Alberta

FULLY DEVELOPED HOME, NO NEIGHBORS BEHIND, CENTRAL AC, WITH OVERSIZED DREAM GARAGE IN DESIRABLE MCKENZIE TOWNE! Welcome to this exceptional home tucked away on a quiet street with no neighbors behind, backing onto a school greenspace – offering the perfect blend of comfort and functionality. Featuring 3 bedrooms and 4 bathrooms, this home provides plenty of space for the whole family.

As you enter this sun-filled home, you™re greeted by rich hardwood flooring, a versatile den/living area, and a cozy family room accented by a fireplace – perfect for relaxing on cooler nights. The modern kitchen is designed for both style and practicality, showcasing white cabinetry, thick stone countertops, a movable island, and ample cabinet space. This flows into the dining area, ideal for entertaining and overlooking the backyard.

Upstairs, you™ll find the primary bedroom complete with a walk-in closet and private ensuite, along with two additional spacious bedrooms and another full bathroom. The fully finished basement offers a large media/games room and plenty of extra storage.

Step outside to enjoy the large, sun-filled southeast-facing backyard with a new deck, perfect for summer gatherings. Car enthusiasts and hobbyists will love the huge



oversized dream garage, complete with loft storage, 220V wiring, and loads of space for projects or parking. Plus, stay cool and comfortable all summer with new central A/C.

This is the perfect home for those seeking space, style, and community – with quick access to amenities, major roadways, and transit – all in the highly sought-after McKenzie Towne

Built in 1999

Essential Information

MLS® #	A2266524
Price	\$564,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,600
Acres	0.10
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	88 Inverness Drive Se
Subdivision	McKenzie Towne
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 3E4

Amenities

Amenities	Playground, Park
Parking Spaces	2

Parking	Alley Access, Double Garage Detached, Garage Door Opener, Oversized, Paved
---------	--

# of Garages	2
--------------	---

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
------------	--

Heating	Forced Air, Natural Gas
---------	-------------------------

Cooling	None
---------	------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Gas, Living Room
------------	------------------

Has Basement	Yes
--------------	-----

Basement	Full
----------	------

Exterior

Exterior Features	Playground, Private Yard, Kennel
-------------------	----------------------------------

Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, No Neighbours Behind, Paved, Rectangular Lot, Dog Run Fenced In
-----------------	---

Roof	Asphalt Shingle
------	-----------------

Construction	Vinyl Siding
--------------	--------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	October 24th, 2025
-------------	--------------------

Days on Market	6
----------------	---

Zoning	R-G
--------	-----

HOA Fees	226
----------	-----

HOA Fees Freq.	ANN
----------------	-----

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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.