

# \$540,000 - 144 Inverness Rise Se, Calgary

MLS® #A2267228

**\$540,000**

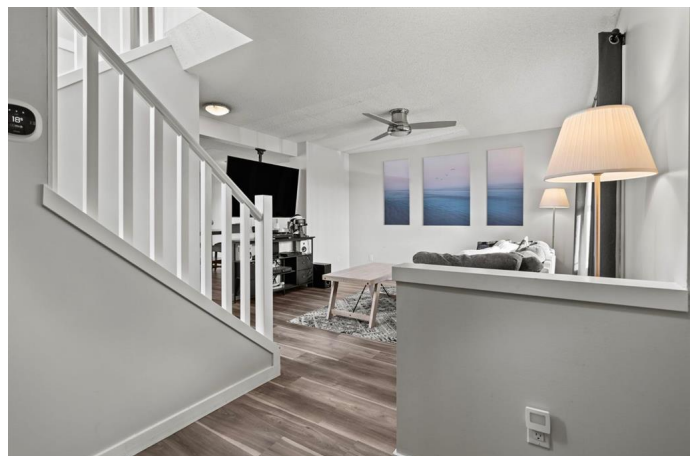
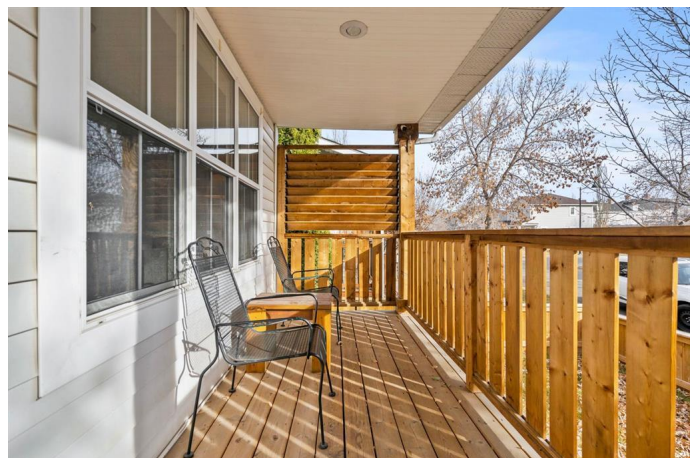
3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.08 Acres

McKenzie Towne, Calgary, Alberta

This home is perfectly situated on a tree lined street in the highly sought after community of McKenzie Towne. As you approach you will notice the great curb appeal, with a welcoming front porch and a fully fenced front and backyard. The main floor offers a functional floorplan with fresh paint, and durable new hard surface flooring throughout. A redone gourmet kitchen is a focal point with timeless white cabinets that reach to the ceiling, an expansive island with waterfall counter and a corner pantry for additional storage. This looks onto a spacious dining room accented by a gas fireplace. Adjacent is the large living room. Off the back of the home is a full width deck, large green space including firepit, a hot tub and a detached double garage. As you head to the upper level you will notice the contemporary railing and new carpet. There are two well sized bedrooms, an updated 4pc bath, and the primary with a gorgeous redone ensuite plus walk in closet. The spa inspired ensuite has a large soaker tub shower combo, separate sink and makeup area. The fully completed lower level has a 3 pc bath and expansive rec room/ gym. This home has a lot to offer and is a must see. This home is the complete package—located close to parks, schools, transit, shopping, the path systems along the pond and the vibrant charm of McKenzie Towne™s High Street. Schedule your private tour today.

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2267228    |
| Price          | \$540,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,404       |
| Acres          | 0.08        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 144 Inverness Rise Se |
| Subdivision | McKenzie Towne        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Z 2X1               |

## Amenities

|                |                                                                           |
|----------------|---------------------------------------------------------------------------|
| Amenities      | Park                                                                      |
| Parking Spaces | 2                                                                         |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, On Street, Paved |
| # of Garages   | 2                                                                         |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Vinyl Windows                                       |
| Appliances        | Freezer, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Gas, Tile, Dining Room                                                      |
| Has Basement      | Yes                                                                         |

Basement                      Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed             November 10th, 2025  
Days on Market        5  
Zoning                  R-G  
HOA Fees               220  
HOA Fees Freq.       ANN

**Listing Details**

Listing Office           CIR Realty

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