

\$399,900 - 416, 35 Inglewood Park Se, Calgary

MLS® #A2148878

\$399,900

2 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to this COZY and SPACIOUS 2-bedroom, 2-bath, CORNER END UNIT in the highly desirable Grande House of SoBow. This beautiful and *IMMACULATELY MAINTAINED, Non-smoking and Pet-free unit, offers timeless design and modern amenities, creating the PERFECT HAVEN for THOSE WHO DESIRE A TRANQUIL YET VIBRANT LIFESTYLE. It's entirely *MOVE-IN READY!

Upon entry, you will be greeted by a stunning Brazilian Cherry Premium Hardwood flooring, leading you to the main living space. With Cork backing offers a warm and soft feel of the floor - providing overall COMFORT. The 9-foot knockdown ceiling throughout creates a spacious and bright ambiance, with an open floor plan that flows seamlessly through the living room featuring large windows. Additionally, matching Cherry Real Wood window blinds throughout from Shade-O-Matic (Hunter Douglas), enhances the expansive southern views. The Sunroom, currently used as a dining space, can easily convert to a sun-filled Office or Den, offering day long sunlight, with Bow River view.

Don't worry about the summer heat; the central air-conditioning will keep you cool, and the windows, treated with professional-grade glass tint, provide an additional layer of temperature control, privacy and comfort.



The kitchen, equipped with Whirlpool stainless steel appliances including a convection oven, has granite countertops, ceramic tile backsplash & flooring. Extended 8 ft high Cabinetry throughout provides ample storage space.

The living room features a gas fireplace and verdant views through the windows. You™ll love entertaining in this space, with its raised granite breakfast bar seating and warm neutral color palette throughout.

The Primary suite offers a walk-through closet leading to a luxurious 5-piece Ensuite bathroom with His and Hers sink. The Additional bedroom is generously sized, and the Second 4-piece bathroom is perfect for guest privacy. This unit also comes with in-suite stacked laundry. Enjoy the convenience of CONCIERGE SERVICES within the building, 1 secured underground titled parking, 1 titled secured underground storage locker, and secured underground bicycle storage.

The Grande House, featuring CONCRETE AND STEEL frame construction, boasts amenities including an Owners Lounge, Media Room, Fitness Center, Steam Room, Courtyard, and Visitor Parking. Located next to Pearce Estates Park and river paths, you will enjoy leisurely strolls or cycling along the Bow River. This path connects to some of Calgary's best green spaces, such as the Inglewood Bird Sanctuary, St. Patrick™s Island, and Harvie Passage, making it a perfect summer escape. This CONDO OFFERS the PERFECT BLEND of URBAN LIVING and NATURE. It is close to downtown with quick access to major roads, allowing you to easily explore all that Calgary has to offer. Within walking distance, you'll find restaurants, boutiques, cafes, pubs, and microbreweries, making Inglewood one of the

best communities to live in Calgary.

Built in 2009

Essential Information

MLS® #	A2148878
Price	\$399,900
Sold Price	\$394,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	416, 35 Inglewood Park Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 1B5

Amenities

Amenities	Elevator(s), Fitness Center, Other, Recreation Room
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

Exterior

Exterior Features	Courtyard
Construction	Brick, Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 27th, 2024
Days on Market	40
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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