

504, 35 Inglewood Park SE  
Calgary, Alberta

MLS # A2274249

**\$349,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Inglewood                          |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 825 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Heated Garage, Underground         |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                                                                     |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard                                                                                                           | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                      | Sewer:     | -      |
| Roof:       | Rubber                                                                                                              | Condo Fee: | \$ 621 |
| Basement:   | -                                                                                                                   | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stone                                                                                              | Zoning:    | DC     |
| Foundation: | -                                                                                                                   | Utilities: | -      |
| Features:   | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |        |

Inclusions: n/a

AMAZING VIEWS, INCREDIBLE INNER CITY LOCATION, LUXURY LIVING in this AMENITY RICH COMPLEX. Grande House in SoBow beckons with its warm exterior facade of brick and stone and captures the essence of Historic Inglewood. Concierge services greet you as you enter the spacious front foyer of this concrete building. Stepping into this West facing 5th floor condo your eyes move to the unobstructed views of the city and lush green neighborhood - a picturesque backdrop to a spacious open floor plan. Espresso stained cabinetry is overlaid with gleaming granite counters and is offset with stainless steel appliances in this step saving kitchen that maximizes the ample use of work space and offers the additional casual eating area at the raised eating bar. Flooded with natural light a full bank of floor to ceiling windows highlights the 9 foot ceilings and creates a spacious ambience for relaxing. A sectional will fit comfortably in the Great Room where you can enjoy the A/C in summer or the fireplace in the cooler days ahead. Thoughtfully planned, this unit features a sun room adjacent to the primary bedroom which opens up to the view of the mountains in the morning and the nightlights of the city by evening. A flexible layout in the primary bedroom suits a king sized bed. The four piece main bath is complete with a deep soaker tub, walk-in shower, and a great sized vanity that includes doors and drawers for toiletries and towels. This floor plan also includes a private den/office offset from the Great Room as well as a laundry room with a stacking washer/dryer. This amenity rich building includes a state of the art gym facility, a recreation room with pool tables and foosball table, a movie area complete with recliners; all accessed through Grande House and included in the condo fees which also include water/waste and heat. Inglewood embraces a lifestyle that delivers

shops, boutiques and eateries all within walking distance. Pearce Estate Park, the Bow River and the Inglewood Bird Sanctuary are your neighbors at SoBow. Titled Parking and a titled storage locker are found in the secure underground heated parking garage. Call today for your private viewing! Immediate Possession.