



**GRASSROOTS**

REALTY GROUP

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**304, 1212 13 Street SE  
Calgary, Alberta**

**MLS # A2301879**



**\$655,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,431 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, On Street, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Dog Run Fenced In, Fruit Trees/Shrub(s), Low		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 746
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	M-CG d82
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** N/A

This distinctive end-unit townhouse in the sought-after community of Inglewood offers a rare opportunity for those seeking a flexible live/work environment, with the ability to operate a business subject to board approval, or simply enjoy a unique place to call home. With over 2,100 square feet of developed living space, this is the largest residence within an exclusive 12-unit complex, tucked along a quiet, tree-lined street just steps from the neighborhood's well-known shops, restaurants, and amenities. The exterior presents a modern blend of stucco and corrugated metal siding, complemented by oversized, energy-efficient reflective windows. Inside, over \$80,000 in renovations enhance both form and function. The main floor opens with a generous entryway and continues into an open-concept layout grounded by wide-plank vinyl flooring. Soaring 18-foot ceilings, expansive windows, and full-height drapery bring in natural light and add dimension, while subtle industrial elements, including exposed steel features, contribute to the home's architectural character. The kitchen is both practical and refined, featuring black cabinetry, granite countertops, a stylish backsplash, stainless steel appliances, and a large island with seating. Adjacent dining and living areas provide a comfortable setting for everyday living or hosting, with designer lighting over the dining space and a gas fireplace anchoring the living room. Full-height windows frame views of the surrounding greenspace and park, creating a strong connection to the outdoors. A two-piece powder room completes this level. Upstairs, the entire loft is dedicated to the primary retreat, offering a private and spacious layout with cork flooring underfoot, a large walk-in closet, and a five-piece ensuite with dual sinks, a deep soaker tub, and an oversized glass-enclosed shower with bench seating. The upper balcony

extends the living space outdoors, with ample room for seating and elevated views through the surrounding trees. The fully developed basement adds further flexibility with a spacious recreation area suited for a media room, office, or fitness space. A full wall of built-in shelving provides both storage and display, while additional pot lighting ensures the space is well-lit into the evening. A spacious den and a three-piece bathroom offer privacy for guests or extended use, along with additional storage. Outside, the property backs directly onto greenspace and a park, creating a natural extension of the home's living space. A private yard offers room for a BBQ and easy access to outdoor areas. Park conveniently in any of the ample stalls at your front door or in a titled stall within the heated garage. Located in one of Calgary's most established inner-city neighborhoods, this home is within walking distance to boutique shopping, dining, cafés, and local breweries. The Bow River pathways are just minutes away, and you'll enjoy quick access to downtown by car or public transit. Check out the 3D Tour!