



**302 Inglewood Grove SE  
Calgary, Alberta**

**MLS # A2306167**



**\$600,000**

<b>Division:</b>	Inglewood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	M-CG d62
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Stained glass art		

Welcome to Inglewood Grove! Backing directly onto a serene pond with a charming walking path winding to the Bow River pathway beyond, this beautifully upgraded townhouse sits in one of Inglewood's most coveted settings - a quiet cul-de-sac where nature and inner-city living meet seamlessly. The thoughtfully updated kitchen impresses with maple cabinets, granite countertops, stainless steel appliances, vaulted ceilings, a coffee nook, and a corner pantry. The kitchen and dining area open directly onto a private back deck complete with a gas line for your BBQ, with the tranquil pond with fountains and mature trees creating an incredibly peaceful backdrop. Up a few stairs, the hardwood floors continue through the generous living room, which has a cozy gas fireplace and is flooded with natural light from the French doors leading out to a south-facing balcony. A stylish designer half bath completes the main level. Upstairs, the dual-primary-bedroom layout is a rare and desirable feature. Both bedrooms are generously sized, each with a walk-in closet and a private 4-piece ensuite, offering outstanding comfort and privacy. A versatile den on this level serves perfectly as a home office with its built-in desk and cabinetry. The developed basement adds excellent flexibility, ideal as a recreation room. There is also a side-by-side laundry and an enormous storage room under the stairs. A single attached garage rounds out this home's functional features. Additional upgrades include air conditioning. All of this, just steps to Harvie Passage, the Bow River pathway, and Pearce Estate Park, with the vibrant restaurants, cafés, and boutiques of 9th Avenue SE only a short stroll away. Minutes to downtown, with quick access to Deerfoot Trail and the airport. This is Inglewood townhouse living at its very best.