



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

303, 1212 13 Street SE
Calgary, Alberta

MLS # A2307658



\$559,900

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,089 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Marble, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 565
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	M-CG d82
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This beautifully updated townhome offers more than 1,300 square feet of stylish living space and backs directly onto a park, delivering an exceptional inner-city lifestyle. Whether you're looking for a unique home, a creative live/work setup, or both, this property checks every box. Located just steps from the lively shops, cafés, restaurants, and nightlife of Inglewood, the location is second to none. Extensively renovated in 2023, the home showcases a stunning new kitchen centered around a dramatic 10-foot granite island with waterfall edges. New luxury vinyl plank flooring runs throughout the main level, upper floor, and basement, adding a sleek modern touch. Towering 19-foot floor-to-ceiling windows fill the home with natural light while framing peaceful park views. Brand New Furnace fall of 2025 and brand new Air conditioner 2026. Designed with both functionality and style in mind, the kitchen features abundant cabinetry and workspace, complete with a new gas range with built-in air fryer functionality and a stainless steel hood fan. The open-concept living and dining areas create the perfect atmosphere for entertaining guests or relaxing at home. Upstairs, a flexible loft space currently serves as a cozy sitting area, though it could easily be converted into a spacious bedroom. The fully redesigned and expanded five-piece bathroom offers dual granite vanities, a deep soaker tub, and a separate walk-in shower for a spa-inspired experience. The adaptable layout also allows the primary bedroom to function beautifully as a dressing room or walk-in closet, depending on your lifestyle needs. The fully finished basement adds even more versatility, ideal for a home office, media room, gym, or business space. A thoughtfully designed laundry area includes built-in storage, a folding station, utility sink, and full-size stacked washer and dryer. Distinctive

industrial-inspired details such as exposed steel beams, open-riser staircases with steel railings, and metal accents give this townhome a modern urban character that perfectly reflects the spirit of Inglewood. Enjoy easy access to the Bow River pathway system, East Village, downtown, entertainment venues, and countless local amenities. The property also includes a parking stall directly in front of the unit, plus a titled stall in the heated underground garage. This is a rare opportunity to own a truly one-of-a-kind home in one of Calgary's most sought-after neighbourhoods.