



GRASSROOTS
REALTY GROUP

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142 INGLEWOOD Point SE
Calgary, Alberta

MLS # A2320007



\$738,000

Division:	Inglewood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,484 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-CG d62
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Custom Bottom up Venetian Blinds, TV in Bedroom, 2 Garage Controls

WELCOME TO THIS BEAUTIFULLY RENOVATED RIVERFRONT GEM IN THE HEART OF INGLEWOOD — This ATTACHED 2 STOREY DUPLEX offers 1,953 SQ FT OF DEVELOPED LIVING SPACE w/AIR CONDITIONING, 2 PRIMARY BEDROOMS, EACH FEAT. A PRIVATE 4PC ENSUITE + WALK-IN CLOSET, 2 HALF BATHROOMS + a DOUBLE ATTACHED GARAGE!!! Situated on a 4,058 SQ FT LOT in one of Calgary's most sought-after communities, this exceptional property backs directly onto GREENSPACE, SCENIC WALKING PATHS + THE BOW RIVER, delivering a lifestyle that is both RARE + INCREDIBLY DIFFICULT TO REPLICATE. This TURN-KEY PROPERTY offers the perfect blend of MODERN LUXURY, THOUGHTFUL UPGRADES + an UNBEATABLE INNER-CITY LOCATION. Renovated from TOP TO BOTTOM, it combines sophisticated design w/the natural beauty of one of Calgary's most scenic river corridors. Step inside to a BRIGHT + INVITING FOYER showcasing the home's meticulous condition. NEW WIDE-PLANK HARDWOOD FLOORING, FRESH PAINT throughout, KNOCKDOWN CEILINGS, updated lighting + contemporary finishes create a warm yet refined atmosphere throughout. Direct access to the DOUBLE ATTACHED GARAGE adds everyday convenience, while the layout flows seamlessly into the dining area — perfect for family dinners or entertaining guests. At the heart of the home, the BEAUTIFULLY UPDATED CUSTOM KITCHEN FEAT. timeless cabinetry, QUARTZ COUNTERTOPS, SS APPLIANCES, extensive storage + a functional peninsula ideal for casual dining. A conveniently located 2-PC BATHROOM feat. STACKED LAUNDRY adds practicality. The BRIGHT OPEN-CONCEPT LIVING ROOM is designed for both relaxation + entertaining,

w/LARGE WINDOWS framing peaceful GREENSPACE VIEWS + a striking GAS FIREPLACE feat. a custom DEKTON TILE SURROUND. Patio doors lead to the EXPANSIVE HARDIE BOARD DECK complete w/BBQ GAS HOOKUP — the perfect place for morning coffee, summer dining or unwinding after a long day. Backing directly onto GREENSPACE, WALKING PATHS + THE BOW RIVER, you'll enjoy exceptional privacy + direct access to nature from your own backyard. Upstairs, 2 SPACIOUS PRIMARY SUITES provide incredible flexibility. Each offering a 4 PC ENSUITE + CUSTOM WALK-IN CLOSETS, while a versatile BONUS ROOM between the bedrooms creates the perfect home office, reading nook or lounge space. The FULLY FINISHED BASEMENT adds valuable living space w/a large recreation room ideal for movie nights, a home gym, games area or secondary family room. A convenient 2-PC BATHROOM + generous storage complete the lower level. Additional upgrades incl/ NEWER WINDOWS + DOORS, NEWER FURNACE, NEWER HOT WATER TANK, CUSTOM WINDOW COVERINGS, NEWER GARAGE OPENER — creating a truly MOVE-IN READY home where the major investments have already been made. Living in INGLEWOOD means enjoying one of Calgary's most vibrant + desirable communities. Steps from the Bow River pathway system, parks, playgrounds, boutique shopping, cafes, breweries, restaurants + endless recreation opportunities, you'll enjoy an unmatched blend of NATURE, WALKABILITY + INNER-CITY CONVENIENCE!!!