



GRASSROOTS
REALTY GROUP

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414, 35 Inglewood Park SE
Calgary, Alberta

MLS # A2321639



\$375,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,092 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 772

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

Thoughtfully designed. Impeccably finished. Perfectly positioned. This SoBow residence presents the essentials cleanly: 1,100 sq ft across two bedrooms, den, and two full baths. Granite counters, hardwood throughout, full-height cabinetry. West-facing exposure. In-suite laundry. A primary suite that prioritizes comfort—walk-through closet, 5-piece ensuite. The den closes off for home office flexibility. AC keeps you cool in the hot summer months. Amenities include titled parking, storage, concierge service, and a massive gym that is bigger than community gyms (without the crowds)! The building works. What truly sets this unit apart is the location. The Bow River pathway. The bird sanctuary. Cafés and restaurants, the whole Inglewood vibe within steps. This is where Inglewood's neighborhood character actually lives—and this home sits right at the center of it. Move-in ready. Book your showing today!