



**316, 35 Inglewood Park SE
Calgary, Alberta**

MLS # A2324135



\$389,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	933 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Experience exceptional urban living in the heart of Inglewood, one of Calgary's most dynamic and desirable neighbourhoods. This open-concept, CORNER UNIT features two bedrooms, two bathrooms, TITLED underground parking, TITLED underground storage locker and a wall A/C unit. The thoughtfully designed kitchen offers GRANITE COUNTERTOPS, STAINLESS STEEL appliances, as well as a BREAKFAST BAR - ideal for entertaining. The dining and living area are flooded with tons of natural light, 9 FOOT CEILINGS throughout the unit, and the adjoining den/solarium offers an ideal space for a home office, reading nook, or relaxing retreat. Designed with comfort and functionality in mind, the generous primary retreat offers ample space for a king-sized bedroom suite and is complemented by a spa-inspired 5-PEICE ENSUITE featuring DUAL VANITIES, a large glass-enclosed shower, and a spacious closet area. The secondary bedroom is thoughtfully positioned for privacy and is ideal for visitors, while the adjoining sun-filled flex space provides an excellent setting for a home office, reading room, or creative studio. Practical conveniences include an IN-SUITE LAUNDRY, and residents also enjoy access to EXCEPTIONAL BUILDING AMENITIES - a fully equipped GYM FACILITY, YOGA ROOM, MEDIA ROOM, RECREATION/PARTY ROOM (kitchen, pool tables, foosball tables, and more) , ON-SITE CONCIERGE service, PET-FRIENDLY with board approval, the building offers both peace of mind and a welcoming community atmosphere. This building also features a naturopathy clinic located adjacent to the recreation room. Set in one of Calgary's most character-rich neighbourhoods, this home offers an enviable lifestyle where NATURE and URBAN AMENITIES coexist seamlessly. Stroll to Harvie Passage, explore the extensive Bow

River pathway system, or enjoy an afternoon in Pearce Estate Park. Just moments away, 9th Avenue invites you to discover a vibrant mix of acclaimed dining, local boutiques, art galleries, and cafés. This is a location that effortlessly connects outdoor recreation with the energy of CITY LIVING. Don't miss this one, book your showing today!