



GRASSROOTS
REALTY GROUP

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201, 35 Inglewood Park SE
Calgary, Alberta

MLS # A2328290



\$389,999

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,159 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 772
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Step into your new home! Inner city convenience with the Pearce Estate Park and the Bow river at your fingertips. Over 1,150 sq/ft of open concept space with natural sunlight beaming through the large north facing windows. Two bedrooms with ample space for privacy, two full bathrooms with the primary bedroom having a 5 piece ensuite including dual vanity sinks, separate shower and bath tub, and a spacious walk in closet! There is also a bright den connected to the primary bedroom; perfect for an office, a reading/music room or for guests to stay. Newly installed, stacked in-suite laundry, new smoke detectors and fresh paint all make this unit feel reinvigorated. And wait until you see the gym... larger than some private gyms, free weights, treadmills, sleds, squat racks, dance/yoga studio... all with private change rooms and air conditioning with tons of sunlight, you can cancel your expensive gym membership! Underground heated parking, extra private and extra large storage... the perks go on and on. Book your private viewing quick!