



GRASSROOTS
REALTY GROUP

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308, 63 Inglewood Park SE
Calgary, Alberta

MLS # A2328872



\$285,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: None

Welcome to #308 in SoBow, tucked into one of Calgary's most storied neighbourhoods. This one-bedroom unit blends industrial-chic style with genuine European polish: premium finishes paired with a layout to be lived in, not just looked at. The unit faces the interior courtyard, giving you a quiet, private outlook, whether you're on your east-facing balcony or spending an evening in the courtyard itself. The concrete construction keeps noise to a minimum throughout, while the wide-plank engineered hardwood floors throughout bring a soft and warm feel into the home. An oversized kitchen island anchors the space, with an LED beam accent overhead. Stainless steel appliances include a Bertazzoni gas range, ready for weeknight dinners or late-night pizza. Built-in storage keeps clutter out of sight, and in-suite laundry comes with extra storage space of its own. Step outside and you're minutes from Inglewood's independent shops, cafes, and some of the city's best restaurants, with Pearce Estate Park and the Bow River Pathway right across the street for your outdoor time. Blackfoot Trail and Deerfoot Trail are both at your doorstep, keeping the rest of the city within easy reach. Building amenities go well beyond the standard: a commercial-grade gym with a sled turf, free weights, and machines, plus a party room with two pool tables, a full kitchen, and a theatre room for entertaining larger groups. Heated, titled underground parking and storage complete the package! Whether it's your first home, an investment property, or a lock-and-leave downsizer, this one is worth a closer look. Book your showing today!