



GRASSROOTS
REALTY GROUP

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412, 63 Inglewood Park SE
Calgary, Alberta

MLS # A2332252



\$349,900

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stucco	Zoning:	DC(Pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: None

Welcome to Inglewood Park – Where Urban Living Meets Nature

this beautifully maintained 2-bedroom, 2 full-bathroom condo in the heart of one of Calgary's most vibrant and sought-after communities. Thoughtfully designed with an open-concept layout, this home offers the perfect balance of style, comfort, and functionality. Large windows fill the space with natural light, while the modern kitchen features sleek cabinetry, contemporary appliances, and everything you need for everyday living or entertaining. The spacious primary bedroom includes a full ensuite, while the second bedroom and full bathroom provide flexibility for guests, a home office, or a roommate. A charming Juliet balcony brings in fresh air and natural light, adding to the bright and inviting feel of the living space. Whether you're a first-time buyer, downsizing, or looking for an excellent investment opportunity, this home checks all the boxes. Enjoy the convenience of heated underground parking, a private storage locker, a fully equipped fitness centre, and a pet-friendly building, making it easy to enjoy an active lifestyle with your four-legged family members. Located in the heart of historic Inglewood, you'll be just steps from the Bow River pathway system, beautiful parks, and Calgary's renowned restaurants, cafés, breweries, boutiques, and local shops. With quick access to downtown, major roadways, and transit, you'll enjoy the perfect blend of urban convenience and natural beauty. Move-in ready and ideally located, this condo offers an exceptional opportunity to own in one of Calgary's most desirable neighbourhoods. Whether you're searching for your first home, a low-maintenance lifestyle, or a smart investment, this property is ready to welcome its next owner. Book your private showing today and

Welcome to

discover everything this Inglewood home has to offer.