



GRASSROOTS
REALTY GROUP

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277 Inglewood Grove SE
Calgary, Alberta

MLS # A2332866



\$575,000

Division:	Inglewood		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,303 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street,		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG d62
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door Remote(s), Range (as is)		

Welcome to this inviting 3-bedroom townhome in Inglewood Grove, offering over 1,300 sq. ft. above grade, a developed basement, and a highly sought-after south-facing backyard backing onto adjoining green space. Perfectly positioned within the complex, this home enjoys exceptional privacy, an abundance of natural light, and a peaceful setting that is increasingly rare in an inner-city location. Inside, the kitchen and dining area are highlighted by high ceilings that create a bright, open feel, while rich hardwood flooring adds warmth and character throughout the main living spaces. The welcoming living room is anchored by a cozy gas fireplace and opens onto its own private balcony—an ideal place to relax and unwind. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat, along with a full bathroom, providing an ideal layout for families or anyone looking for additional space. The developed basement offers excellent flexibility for a recreation room, home gym, office, or additional storage. Recent mechanical upgrades include a brand-new furnace and brand-new hot water tank, both installed prior to the home hitting the market, offering added peace of mind. Completing the home is a single attached garage, private driveway, and convenient visitor parking just steps away. Beyond the home itself, Inglewood Grove is one of Calgary's most desirable townhouse communities, tucked away on a quiet cul-de-sac where nature and city living come together effortlessly. Residents enjoy direct access to the Bow River pathway system, Harvie Passage, Pearce Estate Park, the Bow Habitat Station & Trout Pond, and the Inglewood Bird Sanctuary. The historic Inglewood Golf & Curling Club is just minutes away, while the vibrant boutiques, cafés, award-winning restaurants, breweries, and galleries along 9 Avenue SE are within easy

walking distance. Downtown Calgary is only minutes away, with quick access to Deerfoot Trail and Blackfoot Trail, while the Calgary Zoo and TELUS Spark Science Centre are just a short drive from your doorstep. Offering an outstanding combination of space, privacy, natural surroundings, and one of Calgary's most walkable inner-city locations, this is an exceptional opportunity to enjoy everything that makes Inglewood such a sought-after community.