



GRASSROOTS
REALTY GROUP

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612, 63 Inglewood Park SE
Calgary, Alberta

MLS # A2340871



\$485,000

Division:	Inglewood		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,189 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 820
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: White Kitchen Shelving Unit, TV Bracket, Living Room Media Stand, Both Bedroom Closet Units, Bathroom Cabinet, 4 Grey Shelves, Laundry Room Shelving, 2 Nest Thermostats

Located on the TOP floor with 180 degree views, this south facing corner unit features two primary bedrooms, an additional third bathroom, spanning 1,200 sq/ft of living space. Entering the unit you find a formal entry with a front closet. Down the hall you enter your primary retreat, which includes a three-piece ensuite, a large storage closet and patio access. Across the hall are the side-by-side laundry and additional storage space. The secondary bedroom could function as an office and also comes with a four-piece bathroom. Entering the main living space you'll love the defined rooms that still offer an open concept feel. You won't need to sacrifice your furniture as the dining room comfortably fits seating for 6-8 and the living room is well laid out with room for full sized furniture. The kitchen is equipped with stainless steel appliances, quartz countertops + butcher block and loads of storage with a generous island. Floor-to-ceiling windows span the kitchen and living space, allowing for maximum natural light, river views and mountain views. You can keep your blinds open and the natural light pouring in because you have AC to keep you cool on a hot summer day. There is also a second access point to the patio directly off the kitchen/living room. This unit includes an underground parking stall and an external storage locker. The building offers a weight lifting room and large gym for the owners at no additional cost. The concrete construction, along with no one above you makes for a quiet and secure home. The location of the SoBow is unlike any other. Just south of the Bow river, nestled against Pearce Estate Park, close to world class rapids, hiking, a short commute downtown, and in the trendy and hip community of Inglewood. Enjoy cafe's, shopping, restaurants, craft breweries and festivals!

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