



GRASSROOTS
REALTY GROUP

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192 Inglewood Cove SE
Calgary, Alberta

MLS # A2346600



\$599,000

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,650 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 457
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Imagine this: you wake up, grab your coffee, and you're on the river path in under two minutes. That's your new morning. No commute, no car, just the water, the trees, and a neighbourhood that still feels like a neighbourhood. Now come back inside this corner home, where the space is flooded with natural light. The kitchen has updated built in cabinets, adding plenty of extra storage without sacrificing space. The living area is anchored by a cozy fireplace, and just outside, a raised deck gives you even more space to relax or entertain. The primary bedroom is generously sized, complete with a large walk in closet that gives you all the storage you could need. Downstairs, a finished room currently used as a bedroom and office gives you plenty of flexibility for whatever works best for you. If you've been looking for a home that gives you the space of a larger townhome with the walkability and character of Inglewood, this beautiful 3 bedroom, 2.5 bathroom townhome is for you. The attached garage eliminates scraping in the winter, and the AC keeps you comfortable through the summer AND no Poly-b to be concerned with! A location that's hard to beat, you're steps from everything Inglewood has to offer, yet tucked into a quiet pocket that's perfect for a relaxing evening. Homes like this don't linger in Inglewood. Book your showing before it's gone!