

**512, 63 Inglewood Park SE  
Calgary, Alberta**

**MLS # A2253562**



**\$540,000**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Inglewood                                          |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 1,191 sq.ft.                                       | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Secured, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                |                   |                 |
|--------------------|--------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Fan Coil, Natural Gas          | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Ceramic Tile, Hardwood         | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 805          |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete                | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |                 |

**Inclusions:** N/A

Welcome to this 2 bed, 2.5 bath condo in the highly coveted neighborhood of Inglewood. This south facing corner unit pours in natural light and boasts views of the Bow river and the mountains. The gourmet kitchen, gas range stove, balcony with gas hook-up and dining room are ideal for cooking and entertaining. Stay comfortable with Air-Conditioning and convenient in-suite laundry with high end washer driers. Condo perks include concierge service, gym access, access to common space and billiards room, a heated underground titled parking stall and bike storage. The location can't be beat, right on the Bow River pathway and close to Pearce Estate Park, Harvey Passage, and Inglewood Bird Sanctuary. Walking distance to trendy breweries, bars, and shops. The building is pet friendly for you and your furry friends. Ready to upgrade your lifestyle? Book your showing and step into SoBow living.