

62 Inglewood Grove SE Calgary, Alberta

MLS # A2209579


\$599,900

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	3 Level Split		
Size:	1,269 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Upper Garage Shelving & Cabinets

Welcome to 62 Inglewood Grove—a serene and stylish townhome nestled in one of Calgary’s most walkable and character-rich inner-city communities. This beautifully maintained and freshly painted home offers 2 spacious primary bedrooms, each with its own ensuite and walk-in closet, plus a versatile den/office and 1,269 square feet of thoughtfully designed living space backing onto peaceful greenspace and a flowing brook. Step inside to discover upgraded 3/4 walnut hardwood flooring and expansive windows that flood the space with natural light, creating a warm and inviting atmosphere. The kitchen impresses with granite countertops, a built-in workspace, and newer (2022) stainless steel appliances. A floor-to-ceiling corner pantry enhances both style and storage. The adjacent dining area offers ample space for gatherings and opens to a deck with convenient gas hook-up where you can enjoy your morning coffee or evening BBQs directly overlooking the flowing brook and serene greenspace. A few steps up, the bright and airy living room features a cozy natural gas fireplace, offering a perfect blend of fresh air, comfort, and charm. From this level, step out onto the east-facing upper balcony for an ideal spot to unwind. A 2-piece powder room completes the second level. Upstairs, you’ll find two generously sized bedrooms, each with a walk-in closet and private 4-piece ensuite. The bonus den between the bedrooms offers a quiet retreat for a home office, reading nook, or creative space. The unfinished lower level provides excellent potential for future development as a third bedroom, recreation room, or extra storage. You’ll also find the laundry room here, featuring a newer (2022) LG washer and dryer for your convenience. Additional highlights include a newer (2021) Rinnai tankless hot water heater, a high-efficiency furnace (2021), and an

attached single garage that is insulated, finished with epoxy flooring, and equipped with high-end, modern cabinetry. There's also driveway parking, low condo fees, and a pet-friendly complex (with board approval). Located in a peaceful yet vibrant enclave, this home is just steps from the Bow River Pathways and Pearce Estate Park. Enjoy weekend outings to Harvie Passage, the Inglewood Bird Sanctuary, Bow Habitat Station, and the Sam Livingston Fish Hatchery—all within walking distance. Located minutes from Inglewood's iconic shops, restaurants, cafes, and breweries—this home delivers the perfect balance of nature and vibrant urban living.